

PARKING DATA

ALL PROPOSED PARKING SPACES TO BE 2' x 15'
ONE SPACE REQ'D FOR EA. 50 SQ FT OF TOTAL FLOOR AREA.

TOTAL FLOOR AREA	= 3000 SQ FT
PARKING REQUIRED	= 60 SPACES
PRESENT PARKING	= 61 SPACES
PARKING SPACES ELIMINATED DUE TO EXPANSION	= 24 SPACES
SUB TOTAL	= 37 SPACES
PROPOSED REG. PARKING	= 25 SPACES
HANDICAPPED PARKING REQ'D	= 4 SPACES
TOTAL PARKING PROVIDED	= 76 SPACES

- GENERAL NOTES**
1. PROPERTY IS PRESENTLY ZONED DR-CNS / DR-1C
 2. SUBJECT AREA OF SPECIAL HEARING = 0.26 AC ±
 3. BOUNDARY TAKEN FROM PLAT PREPARED BY SPELLMAN LARSON & ASSOCIATES INC. DATED APRIL 28, 1978. OVERALL AREA 1.02 AC ±
 4. PROPOSED PARKING PAVING TO BE BITUMINOUS CONCRETE.
 5. EXISTING WATER AND SEWERAGE FACILITIES ARE PRESENTLY SERVING SUBJECT SITE.

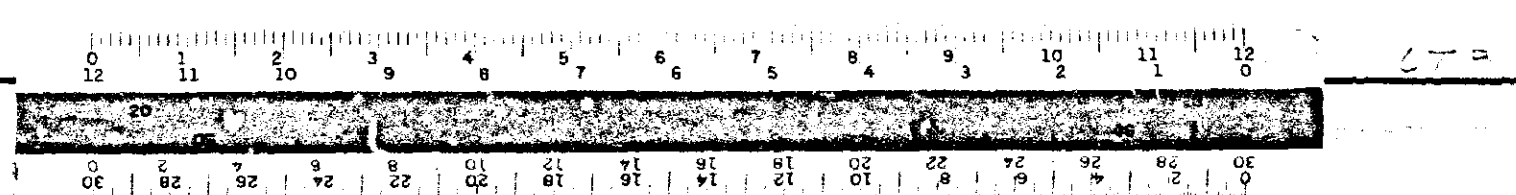
- NOTES:**
1. THE LAND SO USED OFFER ADDING AND IS ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR COUNTRY INJURED.
 2. ONLY WHEN THE VEHICLE EXCEEDS 10 FEET MAY THE VEHICLE BE IN THE AREA.
 3. NO PARKING OR STOPPING OF VEHICLES OR TRAILERS SHALL BE PERMITTED.
 4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HRS OF ILLUMINATION, GLARE INTENSITY AS REQUIRED BY SCREENING BY A WALL FENCE PLANTING AND/OR OTHERWISE SHALL BE REQUIRED AS DEEMED ADVISABLE BY OFFICE OF PLANNING.
 5. A PAVED SURFACE PROPERLY DRAINED SHALL BE INSTALLED.
 6. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
 7. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE PREPARED AND REGULATED AS REQUIRED.

ENGINEER
D. S. THALER & ASSOCIATES INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21203

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 8/12/80
 BY *[Signature]*
 ZONING COMMISSIONER
 DATE 8/4/80
 C-813-80
 80-20-SPH

PLAT TO ACCOMPANY SPECIAL HEARING PETITION
WHITE COFFEE POT JR.
 York Rd & Melancton Ave.
 9th Electoral District Baltimore, Md.
 Scale 1"=20'
 July 23, 1978

813-80



RE: PETITION FOR SPECIAL HEARING : BEFORE
regarding business or industrial : COUNTY BOARD OF APPEALS
parking in a residential zone : OF
NW corner of York Road : BALTIMORE COUNTY
and Melancton Avenue :
8th District :
Margaret Sheeler, et al :
Petitioners : No. 80-20-SPH

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commission granting the requested parking with restrictions. The property in question is west of and abutting an existing restaurant, and is zoned D.R. 16. This parcel contains .38 acres and fronts 105 feet on Melancton Avenue, and is presently unimproved.

Mr. David S. Thaler, a registered professional engineer, testified as to the mechanics of the proposal and submitted the site plan on record. He noted that, if permitted, the use of this plot would increase the on site parking by 16 spaces. He also testified that, in his opinion, all requirements of Section 409.4 and Section 502.1 b of the Baltimore County Zoning Regulations have been satisfied.

Mr. Allen Katz, President of the White Coffee Pot restaurant now in business at this location, then testified as to his reasons for requesting the additional parking. He expects this parking, if granted, to entice autos onto the lot instead of parking along Melancton Avenue. This roadside parking seems to be a major neighborhood complaint. In addition, he stated that he is installing a "pick up window service" and hopes that this, along with the added parking spaces, will relieve any existing congestion. (The Board notes that although considerable testimony concerned the pick up window, all agreed that it was to be located on the B.L. portion of the lot and, therefore, was not directly involved in this request for parking; i.e., the Board neither approves nor disapproves the pick up window addition as this was not an issue before us.) He also stated that during rush lunch and dinner hours some patrons park on the neighbor's lot to the north, and while he has had no complaint from the neighbor he would hope to relieve this imposition on his hospitality.

Testimony from five neighbors, in very close proximity to the subject site, in opposition to the granting of this request was also taken. Their objections were fears

Margaret Sheeler, et al - #80-20-SPH

that this would be just a further intrusion of commercialism into their residential area, congestion and inconvenience afforded them by the parking on Melancton Avenue, the resulting accumulation of debris from the customers of the restaurant, and the use of the existing grassy lot for nighttime parties. Several of these neighbors also objected to the added 24 foot exit proposed on the plot for the western end of the site. They noted that Melancton Avenue is now one way westbound, and they felt this exit would only tempt some customers to travel the short distance east to York Road and create an additional hazard. The neighbor directly abutting the site to the west also requested that a fence be required along her property line to discourage trespassers should this request be granted.

Testimony was also received from Mr. Michael Flanigan, Associate Traffic Engineer for Baltimore County. Mr. Flanigan testified that this proposal would create no additional traffic problems nor cause any significant change in any traffic patterns.

After reviewing all the testimony and exhibits presented, the Board is of the opinion that the requested use of this small parcel for additional parking should be granted. All the requirements of Section 409.4 have been satisfied in the proposal. The Board finds, after a careful appraisal of Protestants' complaints, that to deny this request alleviates few if any of them. However, since the Board is empowered to impose reasonable restrictions upon granting a request, restrictions will be imposed that may alleviate some of them. For these reasons, the Board is of the opinion that the requested parking in a residential zone should be granted, and will so order with reasonable restrictions.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of May, 1980, by the County Board of Appeals, ORDERED that the request to permit business parking in a residential zone petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

Margaret Sheeler, et al - #80-20-SPH

1. Full and continued compliance with Section 409.4 of the Baltimore County Zoning Regulations.
2. That a 42 inch high chain link fence, or an acceptable substitute fencing, be provided starting with the west side of the existing 35 foot exit and continuing along the property line until it abuts the S.L. zoned property to the north.
3. That the 24 foot exit as shown on Petitioners' plat be eliminated.
4. That all decorative landscaping designated on Petitioners' plat be kept low enough to permit police surveillance of the entire rear area from Melancton Avenue.
5. That any lighting provided be directed so as not to create any nuisance to neighbors.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hockett
William T. Hockett, Acting Chairman

John V. Murphy
John V. Murphy

John A. Miller
John A. Miller

494-3180

County Board of Appeals
Room 218 Court House
Baltimore, Maryland 21204

February 8, 1980

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al

Re: Business or industrial parking in a residential zone

NW corner of York Rd. & Melancton Ave.

5th District

8/14/79 - ZC Granted the parking with restrictions

The above case scheduled for hearing on WEDNESDAY, MARCH 19, 1980, at 9 a.m. HAS BEEN POSTPONED by the Board at the request of Counsel for the Petitioners, and

REASSIGNED FOR: TUESDAY, APRIL 8, 1980, at 9 a.m.

cc: Lawrence K. Ginsberg, Esq. Attorney for Petitioners

Margaret S. Sheeler, et al Petitioner

Gordon A. Saunders Protestant

John W. Hession, III, Esq. People's Counsel

J. E. Dyer Zoning

William Hammond "

June Holmen, Secretary

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Feb. 1, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al

Re: Business or industrial parking in a residential zone

NW corner of York Rd. and Melancton Ave

8th District

8/16/79-ZC Granted the parking with restrictions

ASSIGNED FOR:

WEDNESDAY, MARCH 19, 1980, at 9 a.m.

cc: Lawrence K. Ginsberg, Esq. Attorney for petitioners

Margaret S. Sheeler, et al Petitioner

Gordon A. Saunders Protestant

John W. Hession, III, Esq. People's Counsel

J. E. Dyer Zoning

William Hammond "

June Holmen, Secretary

Case No. 80-20-SPH
Item No. 189
Page Two

John W. Hession, III, Esquire

James E. Dyer

William Hammond

People's Counsel

Request Notification

Zoning Commissioner

RE: business or industrial parking in a residential zone.

CASE NO. 80-20-SPH
ITEM NO. 189

September 14, 1979

NW corner of York Road and Melancton Avenue
Petition for Special Hearing
Margaret Sheeler, et al

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting 7/6/79 One sign
- ☒ 4. Copy of Certificates of Publication 7/5/79
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☐ 6. Copy of Comments from the Director of Planning
- ☐ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance, John W. Hession, III
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☐ 11. 200' Scale Location Plan
- ☐ 12. 1000' Scale Location Plan
- ☐ 13. Memorandum in Support of Petition
- ☐ 14. Letter(s) from Protestant(s)
- ☐ 15. Letter(s) from Petitioner(s)
- ☐ 16. Protestants' Exhibits _____ to _____
- ☐ 17. Petitioners' Exhibits _____ to _____
- ☒ 18. Letter of Appeal

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

Attorney for Petitioners

Margaret S. Sheeler, et al 8 Margate Rd., Lutherville, Md. 21093
Evelyn R. Ford
Robert E. Shock, Jr.
E. June Shock
Shirley S. Henschen
Gayle S. Keller
Hope S. McCaffrey
Ramona S. Burns
Ronald G. Shock

Petitioners

Gordon A. Saunders
1513 Norman Avenue
Lutherville, Maryland 21093

Protestant

SPH

RE: business or industrial parking in a residential zone.

CASE NO. 80-20-SPH
ITEM NO. 189

NW corner of York Rd. and Melancton Avenue, 8th Dist.
Petition for Special Hearing
Margaret Sheeler, et al

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting 7/6/79 One sign
- ☒ 4. Copy of Certificates of Publication 7/5/79
- ☒ 5. Copy of Zoning Advisory Committee comments
- ☒ 6. Copy of Order to Enter Appearance John W. Hession, III
- ☒ 7. Copy of Order - Zoning/Deputy Zoning Commissioner - 8-16-79 - GRANTED
- ☒ 8. Copy of Plat of property
- ☒ 9. Letter of Appeal - 8-14-79

Lawrence K. Ginsberg, Esq.
6615 Reisterstown Road
Baltimore, Md. 21215

Attorney for Petitioners

Margaret S. Sheeler, et al
8 Margate Rd., Lutherville, Md. 21093

Petitioners

Evelyn R. Ford
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Gayle S. Keller
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Ramona S. Burns
Ronald G. Shock

Protestant

Gordon A. Saunders
1513 Norman Avenue
Lutherville, Maryland 21093

* John W. Hession, III, Esq.

People's Counsel

James E. Dyer

Request Notification

William Hammond

Zoning Commissioner

RECEIVED

DEVELOPMENT

COMPANY

George W. Johnson

Building owner

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

4-14-80

Cardin and Weinstein, P.A.

ATTORNEYS AT LAW
SUITE 301
6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN

JACOB L. CARDIN
OF COUNSEL
(301) 358-7411

February 4, 1980

Mr. Walter A. Reiter, Jr.
Chairman of the Board
County Board of Appeals
Room 215, Court House
Towson, Maryland 21204

RE: CASE NO. 80-20-SPH
MARGARET S. SHEELER, ET AL, Petitioner
Re: Business or industrial parking in a residential zone
N.W. Corner of York Road and Melancton Avenue
8th District
8/16/79-ZC Granted the parking with restrictions
HEARING DATE: MARCH 19, 1980 at 9 a.m.

Dear Chairman Reiter:

Please be advised that I will be out of town for the entire week of March 17, 1980 and will be returning on March 25, 1980. The above captioned hearing date is scheduled for March 19 at 9 a.m., and I am requesting that same be postponed for some time after my return.

Thanking you for your immediate attention and acknowledgment hereto.

Very truly yours,

Lawrence K. Ginsberg

LKG/hc
encl.
Notice of Assignment

PETITION FOR SPECIAL HEARING

8th District

ZONING: Petition for Special Hearing for off-street parking in residential zone
LOCATION: Northwest corner of York Road and Melancton Avenue
DATE & TIME: Thursday, July 26, 1979 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business or industrial parking in a residential zone.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Margaret S. Sheeler, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 26, 1979 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Date: July 17, 1979

SUBJECT: Petition #80-20-SPH, Item 189

Petition for Special Hearing for off-street parking in residential zone
Northwest corner of York Road and Melancton Avenue
Petitioner - Margaret S. Sheeler, et al

8th District

HEARING: Thursday, July 26, 1979 (10:45 A.M.)

If granted, it is requested that the petitioner be required to obtain approval for a detailed landscaping plan from the Division of Current Planning and Development.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGI: w

Lawrence K. Ginsberg, Esq.
Cardin & Weinstein, P.A.
6615 Reisterstown Road
Baltimore, Maryland 21215

NOTICE OF HEARING

RE: NW corner of York Road & Melancton Ave.
Case No. 80-20SPH

TIME: 10:45 A.M.

DATE: Thursday, July 26, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

PROFESSIONAL QUALIFICATIONS OF DAVID S. THALER, P.E.

EDUCATION

Baltimore Polytechnic Institute	1966
Lehigh University	BS (Civil Engineering) 1970
Lehigh University	MBA (Management) 1971
Lehigh University	MA (Economics) 1978
Lehigh University	PhD (Completed all but dissertation)

PROFESSIONAL ENGINEERS

Maryland	Washington, D.C.
Pennsylvania	Delaware
Virginia	

PROFESSIONAL MEMBERSHIPS

National Society of Professional Engineers
Maryland Society of Professional Engineers
Engineering Society of Baltimore
Society of American Military Engineers
American Society of Civil Engineers
American Economic Association
Royal Economic Society
American Real Estate and Urban Economics Association
Metropolitan Association of Urban Designers and Environmental Planners
Beta Gamma Sigma (National Business Honorary)
Home Builders Association of Maryland
Urban Land Institute
American Institute of Timber Construction
Board of Directors of the Baltimore Chapter, Maryland Home Builders Association (Secretary/Treasurer)
Maryland Society of Surveyors

COMMUNITY MEMBERSHIPS

Maryland Historical Society
Society for the Preservation of Maryland Antiquities
National Historic Trust
Baltimore Chapter, American Technion Society (Board of Directors)

STATE OF MARYLAND - COMMISSIONS - MEMBERSHIPS

Advisory Commission of Energy Utilization in Buildings
Committee of the Maryland Building Code for the Handicapped and Aged

Professional Qualifications of David S. Thaler, P.E. Page 2

LECTURER

Johns Hopkins University - Seminar in Marketing Management, 1977
Lehigh University - Senior Civil Engineering Seminar, 1977 and 1978

PUBLICATIONS

"The Herzberg Dual Factor Theory" - Consistency VS. Method Dependency
Journal of Personnel Psychology, 1973

CURRENT POSITIONS

President	Omega Land Development Corporation (Builders of Fine Homes)
Chairman of the Board	Omega Industries, Incorporated (General Contractors of Commercial and Industrial Projects)
Principal	D.S. Thaler & Associates, Inc. (Civil Engineers and Surveyors)

EXPERIENCE

Direct responsibility for the construction of approximately 2,500 homes since 1970. Direct responsibility for the construction of many shopping centers, apartments, and industrial complexes. Complete responsibility for the design of hundreds of engineering projects.

TRUSTEE

David & Herbert Thaler Foundation, Inc., A Philanthropic Foundation which sponsors Research and Educational projects in the fields of construction management and construction technology.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 16, 1979

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Hearing
NW/corner of York Road and
Melancton Avenue -
8th Election District
Margaret Sheeler, et al -
Petitioner
NO. 80-20-SPH (Item No. 189)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sf
Attachments
cc: Mr. Gordon A. Saunders
1513 Norman Avenue
Lutherville, Maryland 21093

John W. Messian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1979

Lawrence K. Ginsberg, Esquire
Cardin & Weinstein, P.A.
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: NW corner of York Road and
Melancton Avenue - Petition
for Special Hearing - Margaret
S. Sheeler, et al - Case #80-20-SPH

Dear Sir:

This is to advise you that \$56.87 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

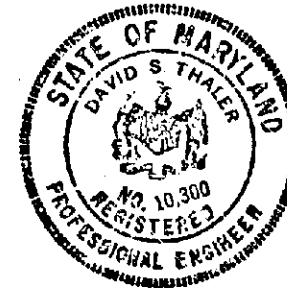
WEH/sj

D. S. THALER & ASSOCIATES
A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
3809 CLARKS LANE • BALTIMORE, MD. 21215 • 301 - 358-1000

July 28, 1978

DESCRIPTION OF PROPERTY AT YORK ROAD AND MELANCHTON AVENUE FOR
SPECIAL HEARING FOR PARKING

Beginning for the same at a point on the West side of York Road,
66 feet wide, at the intersection with the North side of Melanchton Avenue, 50
feet wide and running thence and binding on the North side of Melanchton Avenue
by a curve to the right having a radius of 25.00 feet and having an arc length of
39.27 feet to a point, thence by a curve to the right having a radius of 683.00
feet and having an arc length of 90.86 feet to a point, thence South 74°18'20"
West 177.46 feet, thence leaving the North side of Melanchton Avenue and running
thence North 20°52'00" West 149.88 feet, thence North 69°56'00" East 287.79 feet
to intersect the West side of York Road, 66 feetwide, and running thence and
binding on said West side of York Road, South 19°54'00" East 33.50 feet, thence
South 23°19'00" East 100.03 feet to the point of beginning.
Containing 1.03 acres of land more or less.
Saving and excepting all that portion of the above described site
presently zoned BR-CNS and comprising approximately 0.65 Acres ± leaving 0.38 Acres
± for special hearing for parking.



OFFICE COPY

CIVIL ENGINEERS • SITE PLANNERS

Cardin and Weinstein, P.A.
ATTORNEYS AT LAW
SUITE 301
6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215

JEROME S. CARDIN
WILLIAM L. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
MICHAEL D. VOGELSTEIN

JACOB L. CARDIN
OF COUNSEL
(301) 358-7411

June 11, 1979

Mr. Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 12, MARGARET S.
Petition - Sheeler, et al
Special Hearing Petition

Dear Mr. Commodari:

Please be informed that I would like the above captioned case set in
for trial immediately. Please advise as to trial date.

Thanking you for your immediate attention and cooperation in this
matter.

Very truly yours,

Lawrence K. Ginsberg

LKG/hc

from John Storch

RE:
SHEELER, et al
MARGARET S.
CIRCUIT COURT
OR BANK CO.

Dear Mr. Storch:

PLEASE BE ADVISED THAT
I AM REQUESTING MY
APPEARANCE FOR THE ORDER OF
THE ZONING BOARD UNDER
DATE OF MAY 15, 1980.
THE CASE NO. FROM MY
PETITION IS 80-20-SPH
THANK YOU!

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
May 14, 1980

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Md. 21215

Re: Case No. 80-20-SPH
Margaret Sheeler, et al

Dear Mr. Ginsberg:

Enclosed herewith is a copy of the Opinion and Order
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Margaret S. Sheeler, et al
Gordon A. Saunders
John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Hoswell

2/1/80 - Notified the following of scheduled hearing on WEDNESDAY, MARCH 19 at 9 a.m.:
Lawrence K. Ginsberg, Esq.
Margaret S. Sheeler, et al
Gordon A. Saunders
John W. Hession, Esq.
J. E. Dyer
W. Hammond

Atty. for Petitioners
Petitioners
Protestant
People's Counsel
Zoning
"

2/7/80 - Notified the above of POSTPONEMENT and REASSIGNMENT for April 8, 1980, at 9 a.m.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 28 day of
Feb 1979. Filing Fee \$ 75. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Margaret Sheeler, et al Submitted by [Signature]

Petitioner's Attorney Lawrence Ginsberg Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting July 6, 1979
Posted for: PETITION FOR SPECIAL HEARING
Petitioner: MARGARET S. SHEELER, et al
Location of property: NW CORNER YORK RD. AND MELANCHTON AVENUE
Location of Signs: NW COR. YORK RD. & MELANCHTON AVE.
Remarks: [Signature]
Posted by [Signature] Date of return: July 13, 1979

1-SIGN

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day
of June, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Margaret S. Sheeler, et al

Petitioner's Attorney Ginsberg, Esq. Reviewed by [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: 5294V 64-10-RXA	Map # NW 12 A									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3 Date of Posting 10/21/77
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Signs: [Signature]
Remarks: [Signature]
Posted by [Signature] Date of return: [Signature]

1 sign

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 28, 1979 ACCOUNT: 01-662
AMOUNT: \$56.87

PAID TO: White Coffee Pot Family, Inc.
FROM: [Signature]
FOR: Advertising and Posting for Case No. 80-20-SPH

AMOUNT: \$10.00
DATE: September 14, 1979 ACCOUNT: 01-662

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 28, 1979 ACCOUNT: 01-662
AMOUNT: \$56.87

PAID TO: White Coffee Pot Family, Inc.
FROM: [Signature]
FOR: Advertising and Posting for Case No. 80-20-SPH

AMOUNT: \$10.00
DATE: September 14, 1979 ACCOUNT: 01-662

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 28, 1979 ACCOUNT: 01-662
AMOUNT: \$56.87

PAID TO: White Coffee Pot Family, Inc.
FROM: [Signature]
FOR: Advertising and Posting for Case No. 80-20-SPH

AMOUNT: \$10.00
DATE: September 14, 1979 ACCOUNT: 01-662

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



BOARD OF APPEALS
PETITIONER'S
EXHIBIT 2

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 189
Margaret S. Sheeler, et al -
Petitioners
Special Hearing Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Special Hearing is necessitated by your clients' proposal to provide additional parking to the rear of the existing White Coffee Pot, Jr. which is located at the intersection of York Road and Melancton Avenue in the 8th Election District. Because the revised site plan incorporates the comments of the Department of Traffic Engineering, this petition has been scheduled for a hearing date. However, if the petition is granted and at the time of application for the necessary building permits, all notes indicated in Section 409.4 of the Baltimore County Zoning Regulations must be stated in the affirmative on the submitted site plans.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

ENCLOSURE

Item No. 189
Page 2
July 12, 1979

certificate Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
N/W cor. York Rd. & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow offstreet
parking in a residential zone (IDCA 79-7SP)
Acres: 1.03 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is the subject of Project IDCA 79-7SP.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melancton and Bellona Avenues, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways respectively, on 50-foot rights-of-way in this vicinity.

This complex Bellona-Melancton-Margate-York Road intersection is being studied for possible modification, by the Baltimore County Department of Traffic Engineering and the Highway Design and Approval Section of the Baltimore County Bureau of Engineering.

Any highway right-of-way widening and reversible easements for slopes as may be necessary will be required in connection with any grading or building permit application or further development of this property.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
Page 2
April 18, 1979

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Bellona Avenue. There are public 12 and 30-inch water mains and 8-inch sanitary sewerage in York Road.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
C. R. Moore
J. Winkley
J. Somers

S-SE Key Sheet
46 & 47 NW 1 Pos. Sheets
NW 12 A Topo
60 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road and Melancton Ave.
Existing Zoning: B.R.-C.N.S. and D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The revised site plan appears to be acceptable to this office.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 189 - ZAC - March 20, 1979
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

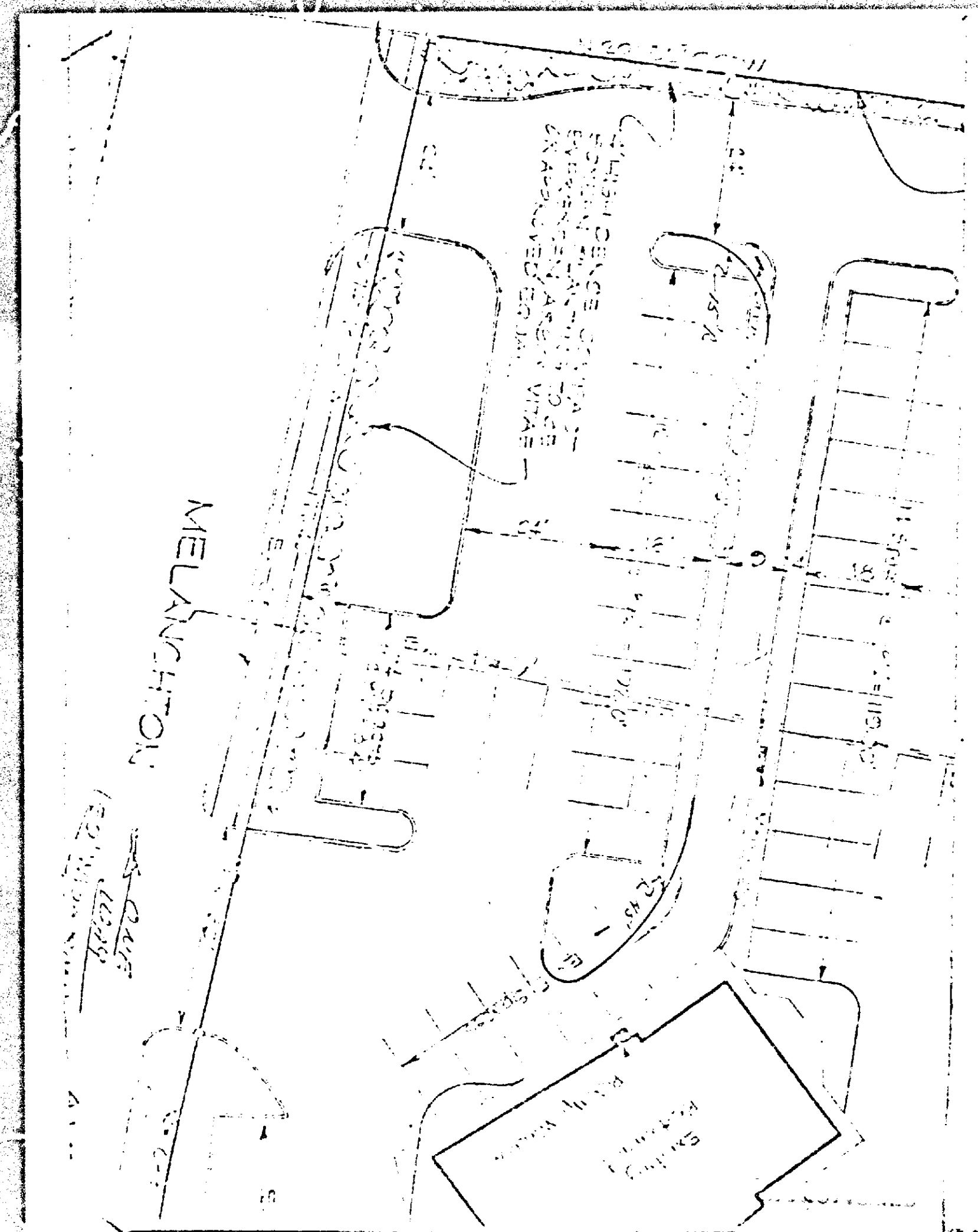
The requested Special Exception for parking in a residential area is not expected to cause any traffic problems.

Attached plan shows recommended changes to site plan.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hnd



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 5 19 79

THIS IS TO CERTIFY, that the annexed advertisement
PETITION FOR SPECIAL HEARING - Margaret S.
Sheeler, et al
was inserted in the following:

- | | |
|--|---|
| <input type="checkbox"/> Catonsville Times | <input checked="" type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input checked="" type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input checked="" type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input checked="" type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
6th day of July 1979, that is to say, the same
was inserted in the issues of July 5, 1979.

STROMBERG PUBLICATIONS, INC.
BY Esther Berger

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1979

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
one time successive weeks before the 26th
day of July, 1979, the first publication
appearing on the 5th day of July
1979.

THE JEFFERSONIAN,
S. Frank Shuster
Manager.

Cost of Advertisement, \$ 48.00

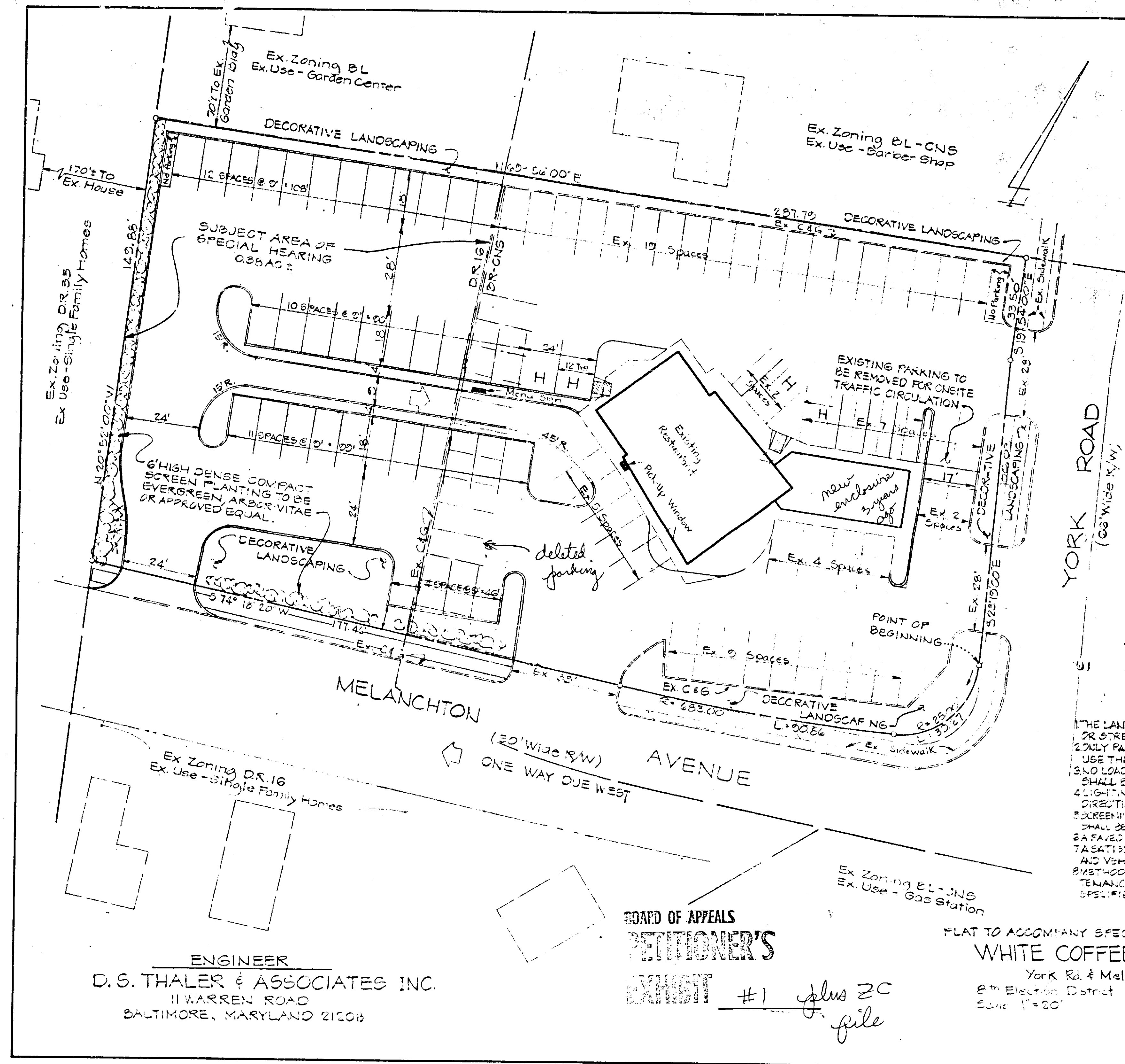
BALTIMORE COUNTY, MARYLAND No. 78753
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS - SH RECEIPT

DATE June 26, 1979 ACCOUNT 01-662
AMOUNT \$25.00

RECEIVED FROM: Lawrence K. Ginsberg, Esq.
FOR: Posting and Advertising of Case No. 80-206PH

3387200.00 25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

#50-2 PH 8th strict
Item No. 189
NW corner of York Rd. and
Melanchton Avenue
Margaret Sheeler, et al
1 sign



PARKING DATA

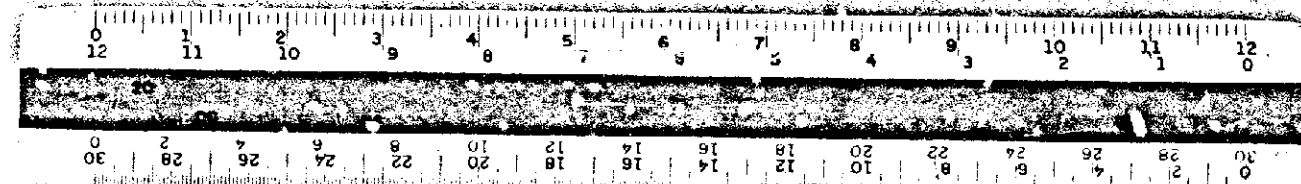
ALL PROPOSED PARKING SPACES TO BE 9'x16'
ONE SPACE REQ'D FOR EA. 50 SQ. FT. OF TOTAL
FLOOR AREA.

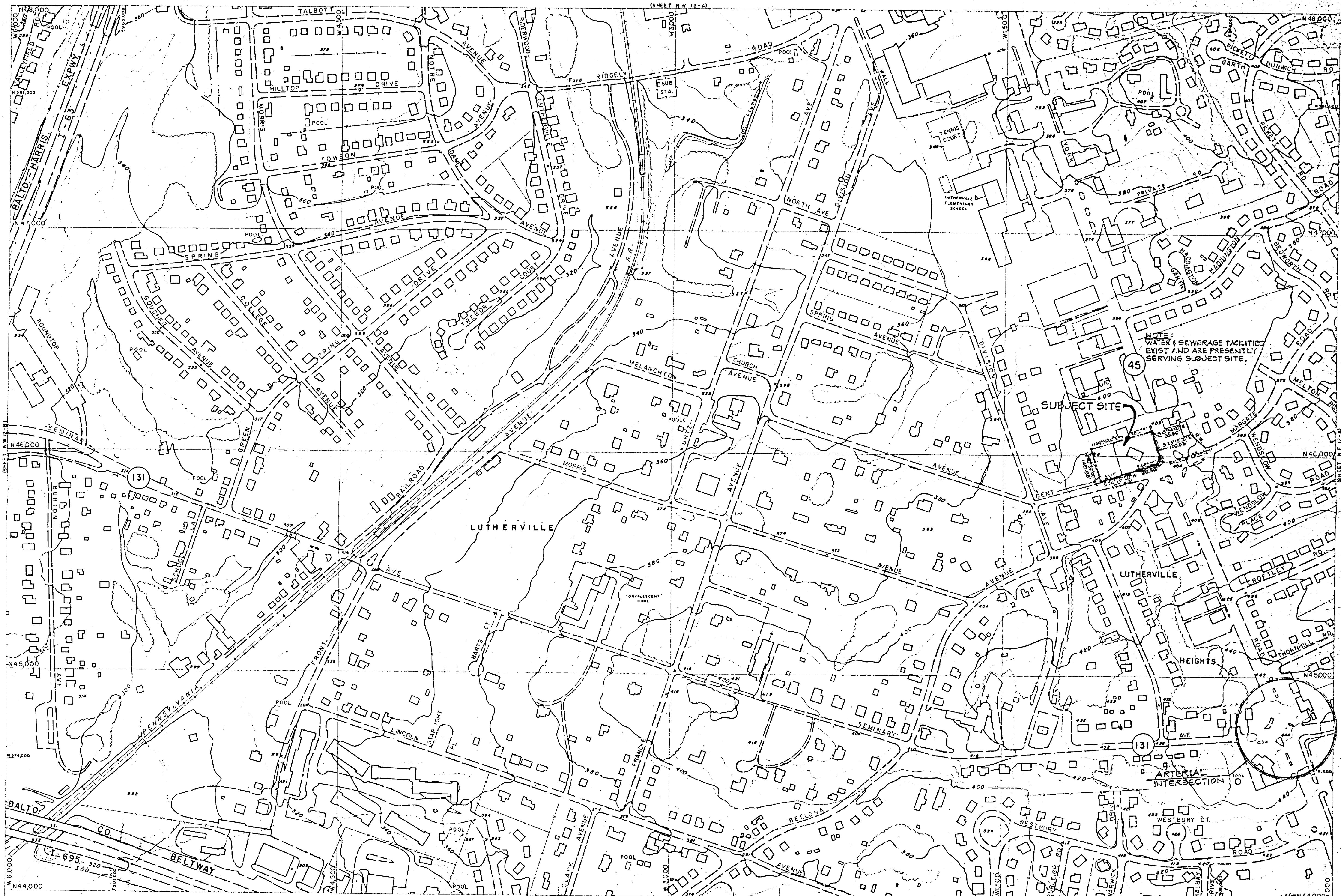
TOTAL FLOOR AREA	= 3000 SQ. FT.
PARKING REQUIRED	= 60 SPACES
PARKING PROVIDED	= 61 SPACES
PARKING SPACES ELIMINATED DUE TO EXPANSION	= 24 SPACES
SUB TOTAL	= 37 SPACES
PROPOSED REG. PARKING	= 35 SPACES
HANDICAPPED PARKING REQ'D	= 4 SPACES
TOTAL PARKING PROVIDED	= 76 SPACES

- GENERAL NOTES**
1. PROPERTY IS PRESENTLY ZONED DR-35 / CR-16
 2. SUBJECT AREA OF SPECIAL HEARING = 0.26 AC. ±
 3. BOUNDARY TAKEN FROM PLAT PREPARED BY SPELLMAN LARSON & ASSOCIATES INC. DATED APRIL 28, 1978. OVERALL AREA = 1.03 AC. ±
 4. PROPOSED PARKING PAVING TO BE BITUMINOUS CONCRETE.
 5. EXISTING WATER AND SEWERAGE FACILITIES ARE PRESENTLY SERVING SUBJECT SITE.

- NOTES:**
1. THE LAND SO USED OSES ADJACENT AND IS ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRY INVOLVED.
 2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
 3. NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HRS OF ILLUMINATION, GLARE INTENSITY AS REQUIRED.
 5. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE REQUIRED AS DEEMED ADVISABLE BY OFFICE OF PLANNING.
 6. A PAVED SURFACE, PROPERLY DRAINED SHALL BE INSTALLED.
 7. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
 8. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED.

FLAT TO ACCOMPANY SPECIAL HEARING PETITION
WHITE COFFEE POT, INC.
York Rd. & Melanchton Ave.
8th Election District Baltimore, Md.
June 11, 1979 July 2, 1979

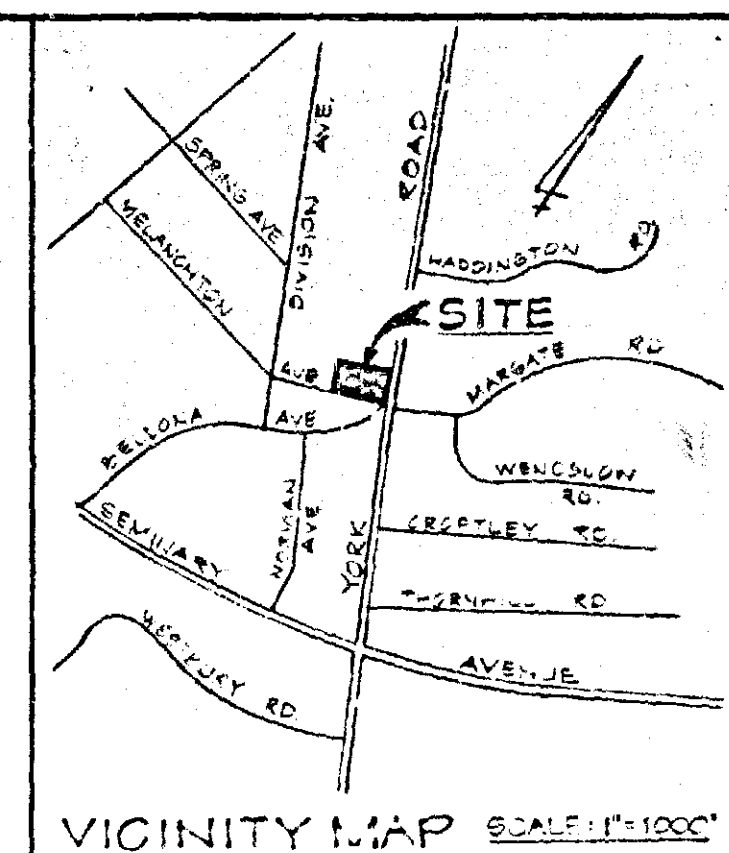
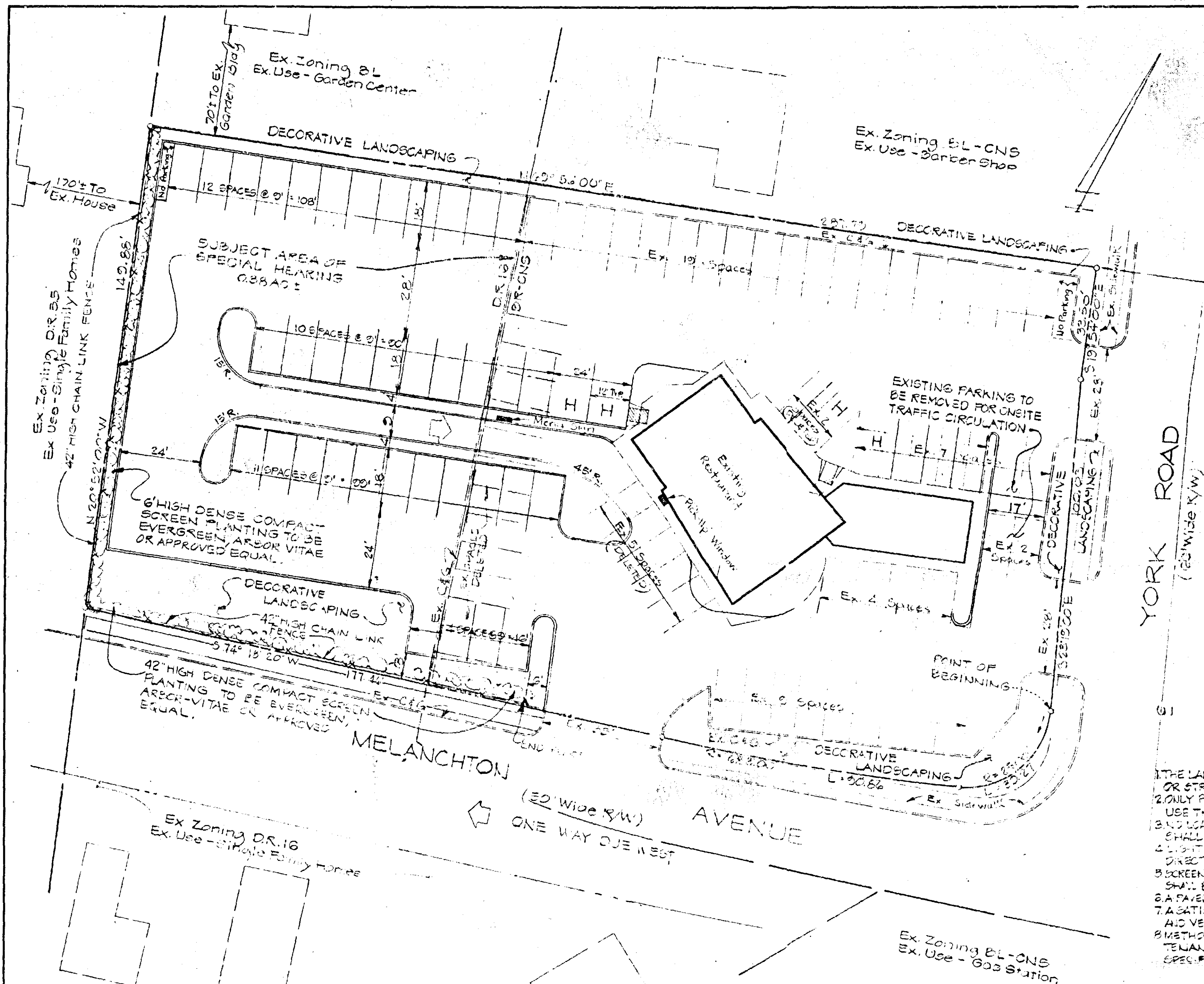




PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION WHITE COFFEE POT JR. 8TH EL. DIST. BALTO. CO., MD. SCALE 1" = 200' JULY 26, 1978 LUTHERVILLE	SHEET N.W. 12-A
Topographic	BY MAPS. INC.	DATE 4-1-70			
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.			DATE OF PHOTOGRAPHY APRIL 1953		





PARKING DATA

ALL PROPOSED PARKING SPACES TO BE 9' x 18'
ONE SPACE REQ'D FOR EA. 30 SQ FT OF TOTAL FLOOR AREA.

TOTAL FLOOR AREA	= 3000 SQ FT.
PARKING REQUIRED	= 60 SPACES
PRESENT PARKING	= 61 SPACES
PARKING SPACES ELIMINATED DUE TO EXPANSION	= 24 SPACES
PROPOSED REG. PARKING	= 35 SPACES
HANDICAPPED PARKING REQ'D	= 4 SPACES
TOTAL PARKING PROVIDED	= 76 SPACES

- GENERAL NOTES**
1. PROPERTY IS PRESENTLY ZONED DR-CNS, 1/2 OR 1/4
 2. SUBJECT AREA OF SPECIAL HEARING = 0.38 AC ±
 3. BOUNDARY TAKEN FROM PLAT PREPARED BY SPELLMAN, LARSON & ASSOCIATES INC. DATED APRIL 28, 1978. (OVERALL AREA = 1.23 AC)
 4. PROPOSED PARKING PAVING TO BE BITUMINOUS CONCRETE.
 5. EXISTING WATER AND SEWERAGE FACILITIES ARE PRESENTLY SERVING SUBJECT SITE.

- NOTES:**
1. THE LAND SO USED DOES ADJOIN AND IS ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRY INVOLVED.
 2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
 3. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HRS OF ILLUMINATION, GLARE, INTENSITY AS REQUIRED.
 5. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE REQ'D AS DEEMED ADVISABLE BY OFFICE OF PLANNING.
 6. A PAVED SURFACE, PROPERLY DRAINED SHALL BE INSTALLED.
 7. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
 8. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED.

ENGINEER
D. S. THALER & ASSOCIATES INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8/12/80
ZONING COMMISSIONER
DATE 8/14/80
C-813-80
80-20-S PH

PLAT TO ACCOMPANY SPECIAL HEARING PETITION
WHITE COFFEE POT JR. 813-80
York Rd. & Melanchton Ave.
8th Election District Baltimore, Md.
Scale: 1"=20'
July 23, 1978

MICROFILMED

NOTES

1. The land so Used Does Adjoin And Is Across An Alley Or Street From The Business Or Industry Involved.
2. Only Passenger Vehicles, Excluding Busses, May Use The Parking Area.
3. No Loading, Service, Or Any Use Other Than Parking Shall Be Permitted.
4. Lighting Shall Be Regulated As To Location, Direction, Hours Of Illumination, Glare And Intensity As Required.
5. Screening By A Wall, Fence, Planting And/Or Otherwise Shall Be Required As Deemed Advisable By Office Of Planning.
6. A Paved Surface, Properly Drained, Shall Be Installed.
7. A Satisfactory Plan Showing Parking Arrangement And Vehicular Access Must Be Provided.
8. Method And Area Of Operation, Provision For Maintenance, And Permitted Hours Of Use Shall Be Specified, And Regulated As Required.

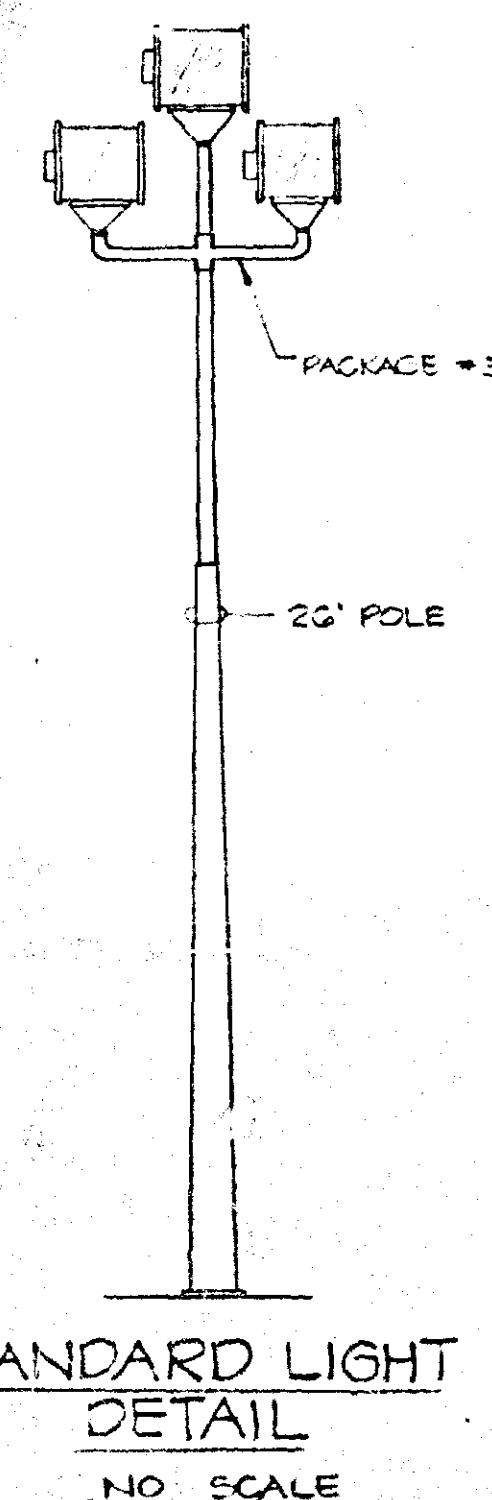
PARKING TABULATION

1. 3287 SQ. FT. \div 50 = 66 SPACES REQ'D
2. PARKING PROVIDED: 66

CONSTRUCTION NOTES

1. REFER TO SHEET S2 OF S5 FOR DEMOLITION AND/OR GRADING PLAN.
2. MAXIMUM SLOPE FOR HANDICAPPED RAMP SHALL NOT EXCEED 5%. PROVIDE PAINTED HANDICAPPED SYMBOL IN DESIGNATED PARK.
3. EXISTING ELEVATIONS TAKEN FROM SURVEY BY J.R. MCKONE JR., INC. DATED 10/21/81
4. SPALDING SITE LIGHTING PACKAGE(S) TO BE FURNISHED BY OWNER AND INSTALLED UNDER SPECIFICATIONS, SECTION 16A ELECTRICAL.

A. PACKAGE NO. 1 (1) LBS 250-25 HPS (1) LAMP 250 WATT HPS (1) BRACKET 282 B	D. PACKAGE NO. 4 (1) LBS 250-25 HPS (1) LBS 400-45 MH (1) BRACKET 215 B3 (1) LAMP 250 WATT HPS (1) LAMP 400 WATT MH (1) POLE 24 RSTS 1
B. PACKAGE NO. 2 (1) LBS 250-25 HPS (1) LBS 250-25 MH (1) BRACKET 215 B2 (1) LAMP 250 WATT HPS (1) LAMP 250 WATT MH (1) POLE 24 RSTS 1	E. PACKAGE NO. 5 (1) POLE 26 RSTS 2 (1) BRACKET 215 B3 (1) LBS 250 HPS 25 (2) LBS 400 SMH 45 (2) LAMP 400 WATT MH (1) LAMP 250 WATT HPS
C. PACKAGE NO. 3 (1) BRACKET 215 B3 (1) LBS 250-25 HPS (2) LBS 400-45 MH (1) LAMP 250 WATT HPS (2) LAMP 400 WATT MH (1) POLE 26 RSTS 2	
5. PATCH AND SEAL EXISTING PARKING LOT AS REQUIRED.



LOCATION

YORK ROAD & MELANCHTON AVENUE
LUTHERVILLE, MARYLAND

LEGEND

- EXISTING CONTOUR
- FINISH CONTOUR
- CONCRETE
- NEW STRUCTURE
- EXISTING STRUCTURE
- TILE
- LANDSCAPE AREA

SITE INFORMATION

TOTAL PARKS: 66
 PARK SIZE: 5' x 18' MINIMUM
 LOT AREA: 1.0237 AC.±
 PAVED AREA: EX. PAVING TO BE USED
 SEWER SERVICE: EXIST. 6"
 WATER SERVICE: EXIST.
 GAS SERVICE: EXIST.
 ELECTRICAL SERVICE: EXIST.
 FRONT SETBACK: 28'
 RIGHT SETBACK: 53'
 REAR SETBACK: 52'
 LEFT SETBACK: 52'
 SIGN: # 816

REVISIONS

- | DATE | BY | DESCRIPTION | CHK'D |
|---------|--------|--|-------|
| 1/27/82 | S.F. | ADDED LANDSCAPE
ADDED S.H.A. CURB
REMOVED EX. CURB | |
| 3/2/82 | L.T.B. | ADDED LANDSCAPING
ADDED STD LIGHT DETAIL | |

Hardee's

HARDEE'S FOOD SYSTEMS, INC.
 1233 N. CHURCH ST.
 ROCKY MOUNT, N. C. 27801
 PHONE 919-977-2000

BUILDING MODEL NO. **H-22A-82**
 SHEET TITLE **SITE PLAN**

THESE DRAWINGS ARE THE PROPERTY OF HARDEE'S FOOD SYSTEMS, INC. 1233 N. CHURCH ST. ROCKY MOUNT, N. C. 27801, AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE OWNER.

DRAWN BY S. FORD	SHEET NO. 5-1
CHECKED BY W. DUVALL	
DATE DEC. 21, 1981	
PROJ. NO.	

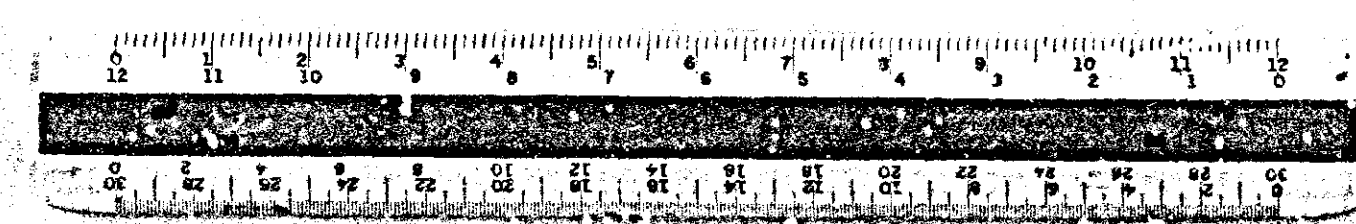
MICROFILMED

3/2/82

80-20

ENGINEERS
D.S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21208
 301-484-4100

PLAN
 SCALE: 1" = 20'



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 DATE **3/22/82**
 BY **[Signature]**
 ZONING COMMISSIONER
 DATE **80-20**
C-009-82

LANDSCAPING LEGEND

- ① S. YEW
- ② AZALEA
- ③ BLUE RUG JUNIPER
- ④ KWANZAN CHERRY TREE
- ⑤ UPRIGHT YEW
- ⑥ P. ARBORVITAE

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margaret S. Sheeler, et al, owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business or industrial parking in a residential zone under Section 500.4 of the zoning regulations of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations, Section 1.1, and to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
Address: _____
Petitioner's Attorney: _____
Address: _____
Protestant's Attorney: _____
Address: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of July, 1979, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING
regarding business or industrial parking in a residential zone
NW corner of York Road and Melancton Avenue
8th District
Margaret Sheeler, et al
Petitioners
BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 80-20-SPH

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner granting the requested parking with restrictions. The property in question is west of and abutting an existing restaurant, and is zoned D.R. 16. This parcel contains .38 acres and fronts 105 feet on Melancton Avenue, and is presently unimproved.

Mr. David S. Thaler, a registered professional engineer, testified as to the mechanics of the proposal and submitted the site plan on record. He noted that, if permitted, the use of this plot would increase the on site parking by 16 spaces. He also testified that, in his opinion, all requirements of Section 409.4 and Section 502.1 b of the Baltimore County Zoning Regulations have been satisfied.

Mr. Allen Katz, President of the White Coffee Pot restaurant now in business at this location, then testified as to his reasons for requesting the additional parking. He expects this parking, if granted, to entice autos onto the lot instead of parking along Melancton Avenue. This roadside parking seems to be a major neighborhood complaint. In addition, he stated that he is installing a "pick up window service" and hopes that this, along with the added parking spaces, will relieve any existing congestion. (The Board notes that although considerable testimony concerned the pick up window, all agreed that it was to be located on the B.L. portion of the lot and, therefore, was not directly involved in this request for parking; i.e., the Board neither approves nor disapproves the pick up window addition as this was not an issue before us.) He also stated that during rush lunch and dinner hours some patrons park on the neighbor's lot to the north, and while he has had no complaint from the neighbor he would hope to relieve this imposition on his hospitality.

Testimony from five neighbors, in very close proximity to the subject site, in opposition to the granting of this request was also taken. Their objections were fears

Margaret Sheeler, et al - #80-20-SPH

that this would be just a further intrusion of commercialism into their residential area, congestion and inconvenience afforded them by the parking on Melancton Avenue, the resulting accumulation of debris from the customers of the restaurant, and the use of the existing grassy lot for nighttime parties. Several of these neighbors also objected to the added 24 foot exit proposed on the plot for the western end of the site. They noted that Melancton Avenue is now one way westbound, and they felt this exit would only tempt some customers to travel the short distance east to York Road and create an additional hazard. The neighbor directly abutting the site to the west also requested that a fence be required along her property line to discourage trespassers should this request be granted.

Testimony was also received from Mr. Michael Flanigan, Associate Traffic Engineer for Baltimore County. Mr. Flanigan testified that this proposal would create no additional traffic problems nor cause any significant change in any traffic patterns.

After reviewing all the testimony and exhibits presented, the Board is of the opinion that the requested use of this small parcel for additional parking should be granted. All the requirements of Section 409.4 have been satisfied in the proposal. The Board finds, after a careful appraisal of Protestants' complaints, that to deny this request alleviates few if any of them. However, since the Board is empowered to impose reasonable restrictions upon granting a request, restrictions will be imposed that may alleviate some of them. For these reasons, the Board is of the opinion that the requested parking in a residential zone should be granted, and will so order with reasonable restrictions.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of May, 1980, by the County Board of Appeals, ORDERED that the request to permit business parking in a residential zone petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

Margaret Sheeler, et al - #80-20-SPH

1. Full and continued compliance with Section 409.4 of the Baltimore County Zoning Regulations.
2. That a 42 inch high chain link fence, or an acceptable substitute fencing, be provided starting with the west side of the existing 35 foot exit and continuing along the property line until it abuts the B.L. zoned property to the north.
3. That the 24 foot exit as shown on Petitioners' plat be eliminated.
4. That all decorative landscaping designated on Petitioners' plat be kept low enough to permit police surveillance of the entire rear area from Melancton Avenue.
5. That any lighting provided be directed so as not to create any nuisance to neighbors.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
William T. Hackett, Acting Chairman

[Signature]
John V. Murphy

[Signature]
John A. Miller

PETITION FOR SPECIAL HEARING 8th District

ZONING: Petition for Special Hearing for off-street parking in residential zone
LOCATION: Northwest corner of York Road and Melancton Avenue
DATE & TIME: Thursday, July 26, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business or industrial parking in a residential zone.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Margaret S. Sheeler, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 26, 1979 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Cardin and Weinstein, P.A.

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN

JACOB L. CARDIN
OF COUNSEL
(301) 358-7411

February 4, 1980

Mr. Walter A. Reiter, Jr.
Chairman of the Board
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: CASE NO. 80-20-SPH
MARGARET S. SHEELER, ET AL, Petitioner
Re: Business or industrial parking in a residential zone
N.W. Corner of York Road and Melancton Avenue
8th District
8/16/79-ZC Granted the parking with restrictions

HEARING DATE: MARCH 19, 1980 at 9 a.m.

Dear Chairman Reiter:

Please be advised that I will be out of town for the entire week of March 17, 1980 and will be returning on March 25, 1980. The above captioned hearing date is scheduled for March 19 at 9 a.m., and I am requesting that same be postponed for some time after my return.

Thanking you for your immediate attention and acknowledgment hereto.

Very truly yours,

[Signature]
Lawrence K. Ginsberg

LKG/hc
encl
Notice of Assignment

*2/14/80 WDR Request Assignment
Revised 2/14/80*

RECEIVED
BALTIMORE COUNTY
FILED
FEB 23 1980
BY: J. CARDIN

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Feb. 1, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al

Re: Business or industrial parking in a residential zone

NW corner of York Rd. and Melancton Ave

8th District

8/16/79-ZC Granted the parking with restrictions

ASSIGNED FOR:

cc: Lawrence K. Ginsberg, Esq.

Margaret S. Sheeler, et al

Gordon A. Saunders

John W. Hessian, III, Esq.

J. E. Dyer

William Hammond

WEDNESDAY, MARCH 17, 1980, at 9 a.m.

Attorney for petitioners

Petitioner

Protestant

People's Counsel

Zoning

June Holmen, Secretary

Case No. 80-20-SPH
Item No. 189
Page Two

John W. Hessian, III, Esquire

James E. Dyer

William Hammond

People's Counsel

Request Notification

Zoning Commissioner

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that the site plan indicates compliance with the requirements of Section 409.4 of the Baltimore County Zoning Regulations and the health, safety, and general welfare of the locality involved, not being adversely affected and being within the spirit and intent of said Regulations, the Special Hearing to permit business or industrial parking in a residential zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1979, that the herein Petition for Special Hearing to permit business or industrial parking in a residential zone should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Continued compliance with Section 409.4.
2. Parking of passenger vehicles only, as limited in Section 409.4, by patrons of White Coffee Pot, Jr.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that the site plan indicates compliance with the requirements of Section 409.4 of the Baltimore County Zoning Regulations and the health, safety, and general welfare of the locality involved, not being adversely affected and being within the spirit and intent of said Regulations, the Special Hearing to permit business or industrial parking in a residential zone should be granted.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1979, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

SPH

RE: business or industrial parking in a residential zone.

CASE No. 80-20-SPH
ITEM No. 189

NW corner of York Rd. and
Melancton Avenue, 8th Dist.
Petition for Special Hearing
Margaret Sheeler, et al

- | | | |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 1. | Copy of Petition |
| <input checked="" type="checkbox"/> | 2. | Copy of Description of Property |
| <input checked="" type="checkbox"/> | 3. | Copy of Certificate of Posting 7/6/79 One sign |
| <input checked="" type="checkbox"/> | 4. | Copy of Certificate of Publication 7/5/79 |
| <input checked="" type="checkbox"/> | 5. | Copy of Zoning Advisory Committee comments |
| <input checked="" type="checkbox"/> | 6. | Copy of Order to Enter Appearance John W. Hession, III |
| <input checked="" type="checkbox"/> | 7. | Copy of Order - Zoning/Deputy Zoning Commissioner - 8-16-79. GRANTED |
| <input checked="" type="checkbox"/> | 8. | Copy of Plat of property |
| <input checked="" type="checkbox"/> | 9. | Letter of Appeal - 9-14-79 |

Lawrence K. Ginsberg, Esq.
6615 Reisterstown Road
Baltimore, Md. 21215

Attorney for Petitioners

Margaret S. Sheeler, et al
8 Margate Rd., Lutherville, Md. 21093

Petitioners

Ex. Lyn R. Ford
Robert E. Shock, Jr.
E. June Shock
Shirley S. Henschen
Gayle S. Keller
Hope S. McCaffrey
Ramona S. Burns
Ronald G. Shock

Protestant

Gordon A. Saunders
1513 Norman Avenue
Lutherville, Maryland 21093

People's Counsel

* John W. Hession, III, Esq.

Request Notification

James E. Dyer

Zoning Commissioner

William Hammond

RECENT DEVELOPMENT COMPANY

69-122-1111

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RE: PETITION FOR SPECIAL HEARING
ZONING CASE # 80-20
JEAN D. STORCK & PETITIONERS
JOHN B. STORCK
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
12/32
7/82

ORDER FOR APPEAL

MR. CLERK:

PLEASE NOTE AN APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY FROM THE ORDER OF THE ZONING BOARD OF APPEALS FOR BALTIMORE COUNTY. PRIOR DATE OF MAY 14TH 1980.

I HEREBY CERTIFY THAT ON THIS 14TH DAY OF JUNE 1980, A COPY OF THE ABOVE GOING ORDER FOR APPEAL WAS HAND DELIVERED TO THE COUNTY BOARD OF APPEALS ROOM 219, COURTHOUSE, TOWSON, MD. IN PERSON TO MRS. HOLMAN.

1980 JUN 13 PM 3:33

COUNTY OF BALTIMORE

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COUNTY OF BALTIMORE

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of York Rd. and : OF BALTIMORE COUNTY
Melancton Ave., 8th District
MARGARET SHEELER, et al, Petitioners : Case No. 80-20-SPH (Item 189)

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of August 16, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1979, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners; and Mr. Gordon A. Saunders, 1513 Norman Avenue, Lutherville, Maryland 21093, Protestant.

John W. Hession, III

RE: PETITION FOR SPECIAL HEARING
ZONING CASE # 80-20
JEAN D. STORCK & PETITIONERS
JOHN B. STORCK
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
12/32
7/82

ORDER FOR APPEAL

MR. CLERK:

PLEASE NOTE AN APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY FROM THE ORDER OF THE ZONING BOARD OF APPEALS FOR BALTIMORE COUNTY. PRIOR DATE OF MAY 14TH 1980.

I HEREBY CERTIFY THAT ON THIS 14TH DAY OF JUNE 1980, A COPY OF THE ABOVE GOING ORDER FOR APPEAL WAS HAND DELIVERED TO THE COUNTY BOARD OF APPEALS ROOM 219, COURTHOUSE, TOWSON, MD. IN PERSON TO MRS. HOLMAN.

I spoke to Mr. John Storck today to ask him whether he was a petitioner or protestant. He advised me that he was dropping the order for appeal to C. Ct. as he found out from his lawyer he could give no further testimony in C. Ct. So I told him to send letter with copy to us to C. Ct. advising them of this. He said he would.

JH

Also called him on 6-23-80 & he said he hadn't written letter yet but was going to.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MAY 12 1979

I, OR WE, Margaret S. Sheeler, et al LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH SPACING AND DISTANCES ON A 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PERMITTING & ZONING OFF-Street Parking IN A D.R. 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.03 AC. DEED REF. _____

GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE _____

GROUND FLOOR _____ AREA _____

NUMBER OF FLOORS _____ TOTAL HEIGHT _____

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____

BUILDING USE _____

GROUND FLOOR _____ OTHER FLOORS _____

REQUIRED NUMBER OF PARKING SPACES _____

GROUND FLOOR _____ OTHER FLOORS _____ TOTAL _____

PAVING _____

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 13,200 S.F. (0.31 AC.)

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES _____

WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WHITE COFFEE POT FAMILY INNS, INC.

By: Alan P. Lee APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 137 SOUTH WETWICK AVENUE

Baltimore, Maryland 21223

Margaret S. Sheeler LEGAL OWNER

ADDRESS 8 MARGATE ROAD

Lutherville, Maryland 21093

THE PLANNING BOARD HAS DETERMINED ON 5-17-79 THAT THE PROPOSED DEVELOPMENT DOES OR DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-111 OF THE BALTIMORE COUNTY ZONING ORDINANCE.

Signed: John W. Hession, III DATE 5-18-79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-2-77
OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of York Rd. and : OF BALTIMORE COUNTY
Melancton Ave., 8th District
MARGARET S. SHEELER, et al, : Case No. 80-20-SPH
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1d of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, Cardin & Weinstein, P. A., 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners.

John W. Hession, III

2/1/80 - Notified the following of scheduled hearing on WEDNESDAY, MARCH 19 at 9 a.m.:

Lawrence K. Ginsberg, Esq. Atty. for Petitioners
Margaret S. Sheeler, et al Petitioners
Gordon A. Saunders Protestant
John W. Hession, Esq. People's Counsel
J. E. Dyer Zoning
W. Hammond

2/7/80 - Notified the above of POSTPONEMENT and REASSIGNMENT for April 8, 1980, at 9 a.m.



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Hirtle
Administrator

March 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 189
Property Owner: Margaret S. Sheeler, et al
Location: NW/4 York Road (Rte. 45) & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

Dear Mr. DiNenna:

The proposed parking lot addition and "drive-in" window should have no adverse effect on the State highway.

CL:JEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

May 7, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #189, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/4 York Rd. & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

The existing restaurant is presently served by metropolitan water and sewer.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

John V. Forrest
John V. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJB/JMF/8th

cc: J. A. Butcher

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Margaret S. Sheeler, et al

Location: NW/4 York Rd. & Melancton Ave.

Item No. 189 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

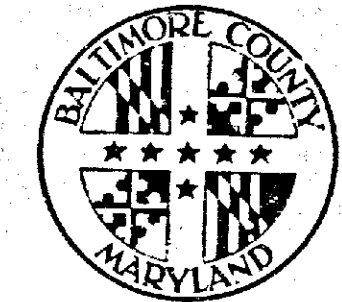
REVIEWER: *George M. Egan*
Planning Section
Special Inspection Division

Noted and Approved: *George M. Egan*
Fire Prevention Bureau

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 189
Margaret S. Sheeler, et al -
Petitioners
Special Hearing Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Special Hearing is necessitated by your clients' proposal to provide additional parking to the rear of the existing White Coffee Pot, Jr. which is located at the intersection of York Road and Melancton Avenue in the 8th Election District. Because the revised site plan incorporates the comments of the Department of Traffic Engineering, this petition has been scheduled for a hearing date. However, if the petition is granted and at the time of application for the necessary building permits, all notes indicated in Section 409.4 of the Baltimore County Zoning Regulations must be stated in the affirmative on the submitted site plans.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 189
Page 2
July 12, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208



THORNTON M. MOURING, P.E.
DIRECTOR

April 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
N/W cor. York Rd. & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow offstreet parking in a residential zone (IDCA 79-7SP)
Acres: 1.03 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is the subject of Project IDCA 79-7SP.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melancton and Bellona Avenues, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways respectively, on 50-foot rights-of-way in this vicinity.

This complex Bellona-Melancton-Margate-York Road intersection is being studied for possible modification, by the Baltimore County Department of Traffic Engineering and the Highway Design and Approval Section of the Baltimore County Bureau of Engineering.

Any highway right-of-way widening and reversible easements for slopes as may be necessary will be required in connection with any grading or building permit application or further development of this property.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
Page 2
April 18, 1979

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Bellona Avenue. There are public 12 and 30-inch water mains and 8-inch sanitary sewerage in York Road.

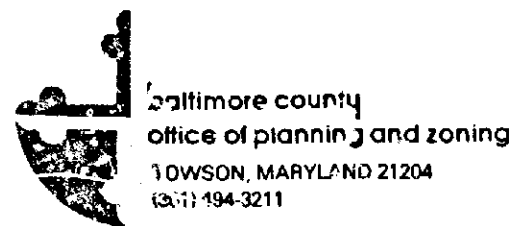
Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
C. R. Moore
J. Wimbley
J. Somers

S-SE Key Sheet
46 & 47 NW 1 Pos. Sheets
NW 12 A Topo
60 Tax Map



LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

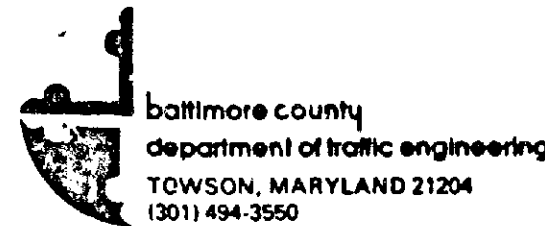
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road and Melanchton Ave.
Existing Zoning: B.R.-C.N.S. and D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The revised site plan appears to be acceptable to this office.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 189 - ZAC - March 20, 1979
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

The requested Special Exception for parking in a residential area is not expected to cause any traffic problems.

Attached plan shows recommended changes to site plan.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Catrider
Administrator

March 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 189
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road (Rte. 45) & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

The proposed parking lot addition and "drive-in" window should have no adverse effect on the State highway.

CL:JEM:dj

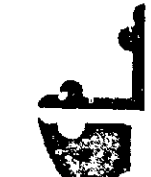
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 7, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #189, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Rd. & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

The existing restaurant is presently served by metropolitan water and sewer.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/fth

cc: J. A. Butcher



Paul H. Reincke
CHIEF

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Margaret S. Sheeler, et al

Location: NW/C York Rd. & Melanchton Ave.

Item No. 189 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Est. by 4/1/79*
Planning Group
Special Inspection Division

Noted and
Approved:

George M. McConnell
George M. McConnell
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS M. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER R. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD J. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 23, 1979
FROM: Ted Burnham
Zoning Advisory Committee Meeting
March 20, 1979
SUBJECT:

ITEM # 187 Standard comments - Permit required etc.
ITEM # 188 See attached comments.
✓ ITEM # 189 Standard comments - Permit required etc.
ITEM # 190 See comments
ITEM # 191 See comments
ITEM # 192 See comments
ITEM # 193 No plans - see attached comment.
ITEM # 194 See comments

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TBirrj

County Board of Appeals
Room 218 Court House
TOWSON, MARYLAND 21204

February 8, 1980

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al.

Re: Business or industrial parking in a residential zone

NW corner of York Rd. & Melancton Ave.

8th District

8/16/79 - ZC Granted the parking with restrictions

The above case scheduled for hearing on WEDNESDAY, MARCH 19, 1980, at 9 a.m. HAS BEEN POSTPONED by the Board at the request of Counsel for the Petitioners, and

REASSIGNED FOR: TUESDAY, APRIL 8, 1980, at 9 a.m.

cc: Lawrence K. Ginsberg, Esq. Attorney for Petitioners

Margaret S. Sheeler, et al. Petitioner

Gordon A. Saunders Protestor

John W. Hession, III, Esq. People's Counsel

J. E. Dyer Zoning

William Hammond "

June Holmen, Secretary

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Feb. 1, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al.

Re: Business or industrial parking in a residential zone

NW corner of York Rd. and Melancton Ave.

8th District

8/16/79-ZC Granted the parking with restrictions

ASSIGNED FOR:

WEDNESDAY, MARCH 19, 1980, at 9 a.m.

cc: Lawrence K. Ginsberg, Esq. Attorney for petitioners

Margaret S. Sheeler, et al. Petitioner

Gordon A. Saunders Protestor

John W. Hession, III, Esq. People's Counsel

J. E. Dyer Zoning

William Hammond "

June Holmen, Secretary

RE: business or industrial parking in a residential zone.

September 14, 1979

CASE NO. 80-20-SPH
ITEM NO. 109NW corner of York Road and Melancton Avenue
Petition for Special Hearing
Margaret Sheeler, et al

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting 7/6/79 One sign
- ☒ 4. Copy of Certificates of Publication 7/5/79
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☐ 6. Copy of Comments from the Director of Planning
- ☐ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance, John W. Hession, III
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☐ 11. 200' Scale Location Plan
- ☐ 12. 1000' Scale Location Plan
- ☐ 13. Memorandum in Support of Petition
- ☐ 14. Letter(s) from Protestant(s)
- ☐ 15. Letter(s) from Petitioner(s)
- ☐ 16. Protestants' Exhibits _____ to _____
- ☐ 17. Petitioners' Exhibits _____ to _____
- ☒ 18. Letter of Appeal

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

Attorney for Petitioners

Margaret S. Sheeler, et al - 8 Margate Rd., Lutherville, Md. 21093
Evelyn R. Ford
Robert E. Shock, Jr.
E. June Shock
Shirley S. Henschen
Gayle S. Keller
Hope S. McCaffrey
Ramona S. Burns
Ronald G. Shock

Petitioners

Gordon A. Saunders
1513 Roman Avenue
Lutherville, Maryland 21093

Protestant

RECEIVED
BALTIMORE COUNTY
SEP 27 2 37 PM '79
CLERK OF APPEALS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition #80-20-SPH, Item 189
SUBJECT: Petition for Special Hearing for off-street parking in residential zone
Northwest corner of York Road & J. Melancton Avenue
Petitioner - Margaret S. Sheeler, et al

8th District

HEARING: Thursday, July 26, 1979 (10:45 A.M.)

If granted, it is requested that the petitioner be required to obtain approval for a detailed landscaping plan from the Division of Current Planning and Development.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

Lawrence K. Ginsberg, Esq.
Cardin & Weinstein, P.A.
6615 Reisterstown Road
Baltimore, Maryland 21215

NOTICE OF HEARING

RE: NW corner of York Road & Melancton Ave.
Case No. 80-20-SPH

TIME: 10:45 A.M.

DATE: Thursday, July 26, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1979

Lawrence K. Ginsberg, Esquire
Cardin & Weinstein, P.A.
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: NW corner of York Road and Melancton Avenue - Petition for Special Hearing - Margaret S. Sheeler, et al - Case #80-20-SPH

Dear Sir:

This is to advise you that \$56.87 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

VES/sj

PROFESSIONAL QUALIFICATIONS OF
DAVID S. THALER, P.E.

EDUCATION

Baltimore Polytechnic Institute	1966
Lehigh University	BS (Civil Engineering) 1970
Lehigh University	MBA (Management) 1971
Lehigh University	MA (Economics) 1978
Lehigh University	PhD (Completed all but dissertation)

PROFESSIONAL ENGINEERS

Maryland	Washington, D.C.
Pennsylvania	Delaware
Virginia	

PROFESSIONAL MEMBERSHIPS

National Society of Professional Engineers
Maryland Society of Professional Engineers
Engineering Society of Baltimore
Society of American Military Engineers
American Society of Civil Engineers
American Economic Association
Royal Economic Society
American Real Estate and Urban Economics Association
Metropolitan Association of Urban Designers and Environmental Planners
Beta Gamma Sigma (National Business Honorary)
Home Builders Association of Maryland
Urban Land Institute
American Institute of Timber Construction
Board of Directors of the Baltimore Chapter, Maryland Home Builders Association (Secretary/Treasurer)
Maryland Society of Surveyors

COMMUNITY MEMBERSHIPS

Maryland Historical Society
Society for the Preservation of Maryland Antiquities
National Historic Trust
Baltimore Chapter, American Technion Society (Board of Directors)

STATE OF MARYLAND - COMMISSIONS - MEMBERSHIPS

Advisory Commission of Energy Utilization in Buildings
Committee of the Maryland Building Code for the Handicapped and Aged

Professional Qualifications of
David S. Thaler, P.E.
Page 2

LECTURER

Johns Hopkins University - Seminar in Marketing Management, 1977
Lough University - Senior Civil Engineering Seminar, 1977 and 1978

PUBLICATIONS

"The Herzberg Dual Factor Theory" - Consistency VS. Method Dependency
Journal of Personnel Psychology, 1973

CURRENT POSITIONS

President Omega Land Development Corporation (Builders of Fine Homes)

Chairman of the Board Omega Industries, Incorporated (General Contractors of Commercial and Industrial Projects)

Principal D.S. Thaler & Associates, Inc. (Civil Engineers and Surveyors)

EXPERIENCE

Direct responsibility for the construction of approximately 2,500 homes since 1970. Direct responsibility for the construction of many shopping centers, apartments, and industrial complexes. Complete responsibility for the design of hundreds of engineering projects.

TRUSTEE

David & Heibert Thaler Foundation, Inc., A Philanthropic Foundation which sponsors Research and Educational projects in the fields of construction management and construction technology.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 16, 1979

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Hearing
NW/corner of York Road and
Melanchton Avenue -
8th Election District
Margaret Sheeler, et al -
Petitioner
NO. 80-20-SPH (Item No. 189)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sf
Attachments:
cc: Mr. Gordon A. Saunders
1513 Norman Avenue
Lutherville, Maryland 21093

John W. Hessian, III, Esquire
People's Counsel

D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
3800 CLARKS LANE • BALTIMORE, MD. 21215 • 301-388-1800

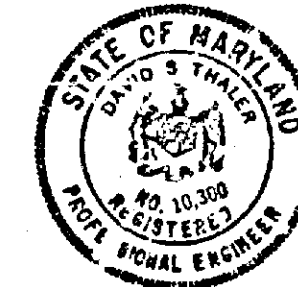
July 28, 1970

DESCRIPTION OF PROPERTY AT YORK ROAD AND MELANCHTON AVENUE FOR
SPECIAL HEARING FOR PARKING

Beginning for the same at a point on the West side of York Road,
66 feet wide, at the intersection with the North side of Melanchton Avenue, 50
feet wide and running thence and binding on the North side of Melanchton Avenue
by a curve to the right having a radius of 25.00 feet and having an arc length of
39.27 feet to a point, thence by a curve to the right having a radius of 683.00
feet and having an arc length of 90.86 feet to a point, thence South 74°18'20"
West 177.46 feet, thence leaving the North side of Melanchton Avenue and running
thence North 20°52'00" West 149.88 feet, thence North 69°56'00" East 287.79 feet
to intersect the West side of York Road, 66 feet wide, and running thence and
binding on said West side of York Road, South 19°54'00" East 33.50 feet, thence
South 23°19'00" East 100.03 feet to the point of beginning.

Containing 1.03 acres of land more or less.

Saving and excepting all that portion of the above described site
presently zoned BR-CNS and comprising approximately 0.65 Acres ± leaving 0.38 Acres
± for special hearing for parking.



OFFICE COPY

CIVIL ENGINEERS • SITE PLANNERS

ENCLOSURE

Cardin and Weinstein, P.A.

ATTORNEYS AT LAW

SUITE 301

8615 REISTERSTOWN ROAD

BALTIMORE, MARYLAND 21215

JACOB L. CARDIN
OF COUNSEL
3011 358-7441

JEROME S. CARDIN
WILLIAM I. WEINSTEIN
LAWRENCE K. GINSBERG
HOWARD C. WEINSTEIN
MICHAEL D. VOGLSTEIN

June 11, 1979

Mr. Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 189 *MARGARET S.*
Petition - Sheeler, *et al*
Special Hearing Petition

Dear Mr. Commodari:

Please be informed that I would like the above captioned case set in
for trial immediately. Please advise as to trial date.

Thanking you for your immediate attention and cooperation in this
matter.

Very truly yours,

Lawrence K. Ginsberg
Lawrence K. Ginsberg

LKG/hc



TOWSON, MD. 21204 July 5 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL HEARING - Margaret S.
Sheeler, et al
was inserted in the following:

- | | |
|--|--|
| <input type="checkbox"/> Catonsville Times | <input checked="" type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
6th day of July 1979, that is to say, the same
was inserted in the issues of July 5, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Edith T. Eisenhart*

PETITION FOR SPECIAL
HEARING
IN DISTRICT

ZONING: Petition for Special Hearing for off-street parking in residential zone.
LOCATION: Northwest corner of York Road and Melanchton Avenue.
DATE & TIME: Thursday, July 28, 1979 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for a Special Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve business or industrial zoning in a residential zone.

All that parcel of land in the Eighth District of Baltimore County beginning at the intersection of York Road, 66 feet wide and the intersection with the North side of Melanchton Avenue, 50 feet wide and running thence and binding on the North side of Melanchton Avenue by a curve to the right having a radius of 25.00 feet and having an arc length of 39.27 feet to a point, thence by a curve to the right having a radius of 683.00 feet and having an arc length of 90.86 feet to a point, thence South 74°18'20" West 177.46 feet, thence leaving the North side of Melanchton Avenue and running thence North 20°52'00" West 149.88 feet, thence North 69°56'00" East 287.79 feet to intersect the West side of York Road, 66 feet wide, and running thence and binding on said West side of York Road, South 19°54'00" East 33.50 feet, thence South 23°19'00" East 100.03 feet to the point of beginning.

Containing 1.03 acres of land, more or less.
Saving and excepting all that portion of the above described site presently zoned BR-CNS and comprising approximately 0.65 Acres ± leaving 0.38 Acres ± for special hearing for parking.

Being the property of Margaret S. Sheeler, et al, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, July 28, 1979 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County
July 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 5, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one successive weeks before the 6th day of July, 1979, the 6th publication appearing on the 5th day of July, 1979.

THE JEFFERSONIAN,
Edith T. Eisenhart
Manager.
Cost of Advertisement, \$ 48.00

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

May 14, 1980

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Md. 21215

Re: Case No. 80-20-SPH
Margaret Sheeler, et al

Dear Mr. Ginsberg:

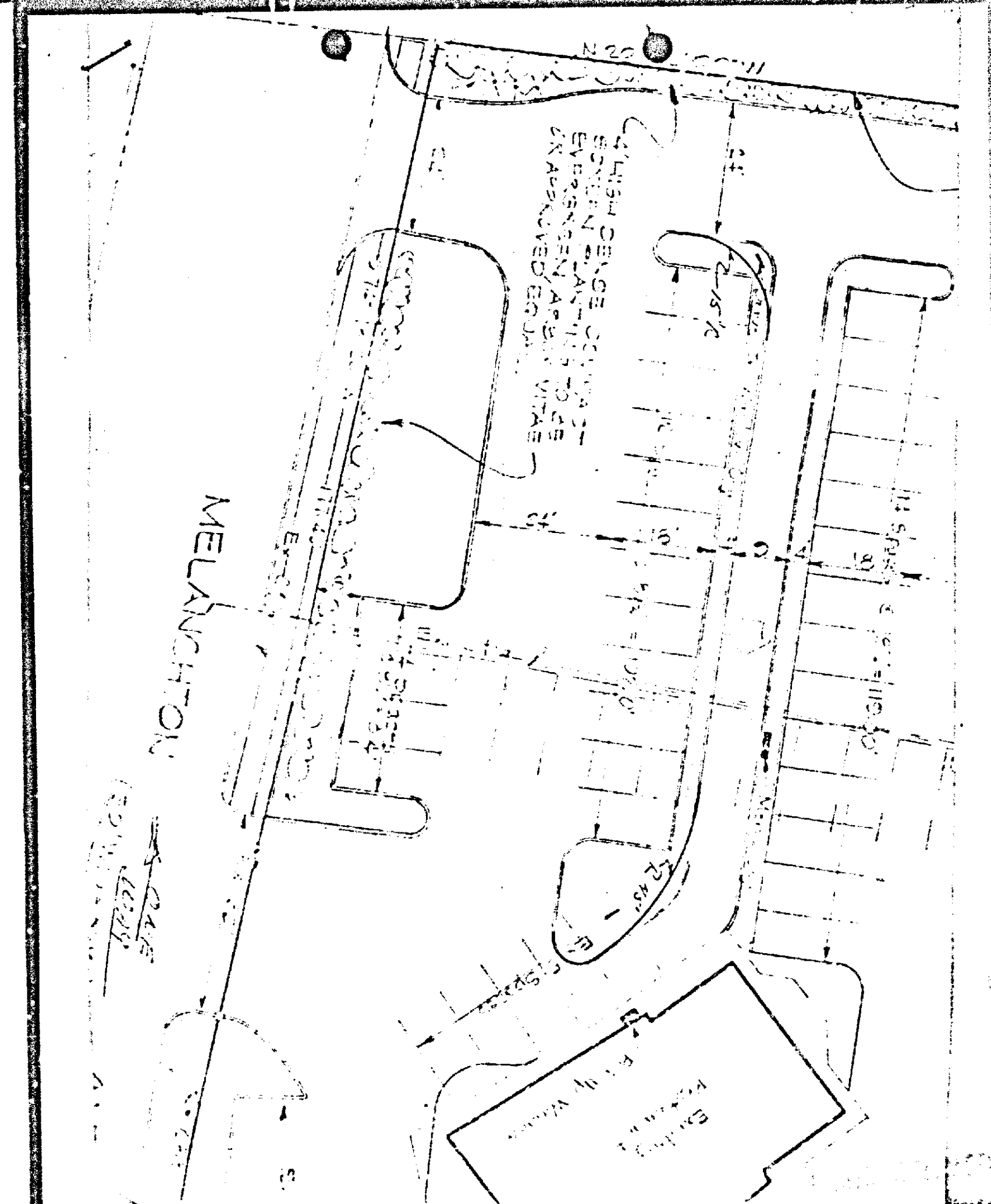
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Margaret S. Sheeler, et al
Gordon A. Saunders
John W. Hessian, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Hoswell



BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

No. 83186

DATE September 11, 1979 ACCOUNT 01-662

AMOUNT \$10.00

RECEIVED FROM Baltimore County

FOR Filing Fee for Appeal of Case No. 80-20-SPH

23425 14 40.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

No. 78753

DATE June 26, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Lawrence K. Ginsberg, Esq.

FOR Posting and Advertising of Case No. 80-20-SPH

38322 JUN 26 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

No. 83142

DATE August 28, 1979 ACCOUNT 01-662

AMOUNT \$56.87

RECEIVED FROM White Coffee Pot Family Inns, Inc.

FOR Advertising and Posting for Case No. 80-20-SPH

39762 AUG 29 56.87 MSC

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WJ</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>5294V</u> <u>60-0-PA</u>	Map # <u>WW12A</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 25 day of Feb 1979. Filing Fee \$ 25. Received ☒ Cash ☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner Margaret S. Sheeler et al Submitted by lawyer

Petitioner's Attorney Lawrence K. Ginsberg Reviewed by WJ

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2 Date of Posting 10/21/79

Posted for: Board of Appeals

Petitioner: Margaret S. Sheeler et al

Location of property: NW corner of York Rd. & Melancton Ave.

Location of Signs: corner of property facing York Rd.

Remarks: See attached

Posted by: Sean Coleman Date of return: 11/1/79

Signature

1 sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting July 6, 1979

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: MARGARET S. SHEELER, et al

Location of property: NW CORNER YORK RD. AND MELANCTON AVENUE

Location of Signs: NW COR. YORK RD. & MELANCTON AVE.

Remarks: Thomas K. Roland

Posted by: Thomas K. Roland Date of return: July 13, 1979

Signature

1-Sign

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of June, 1979.

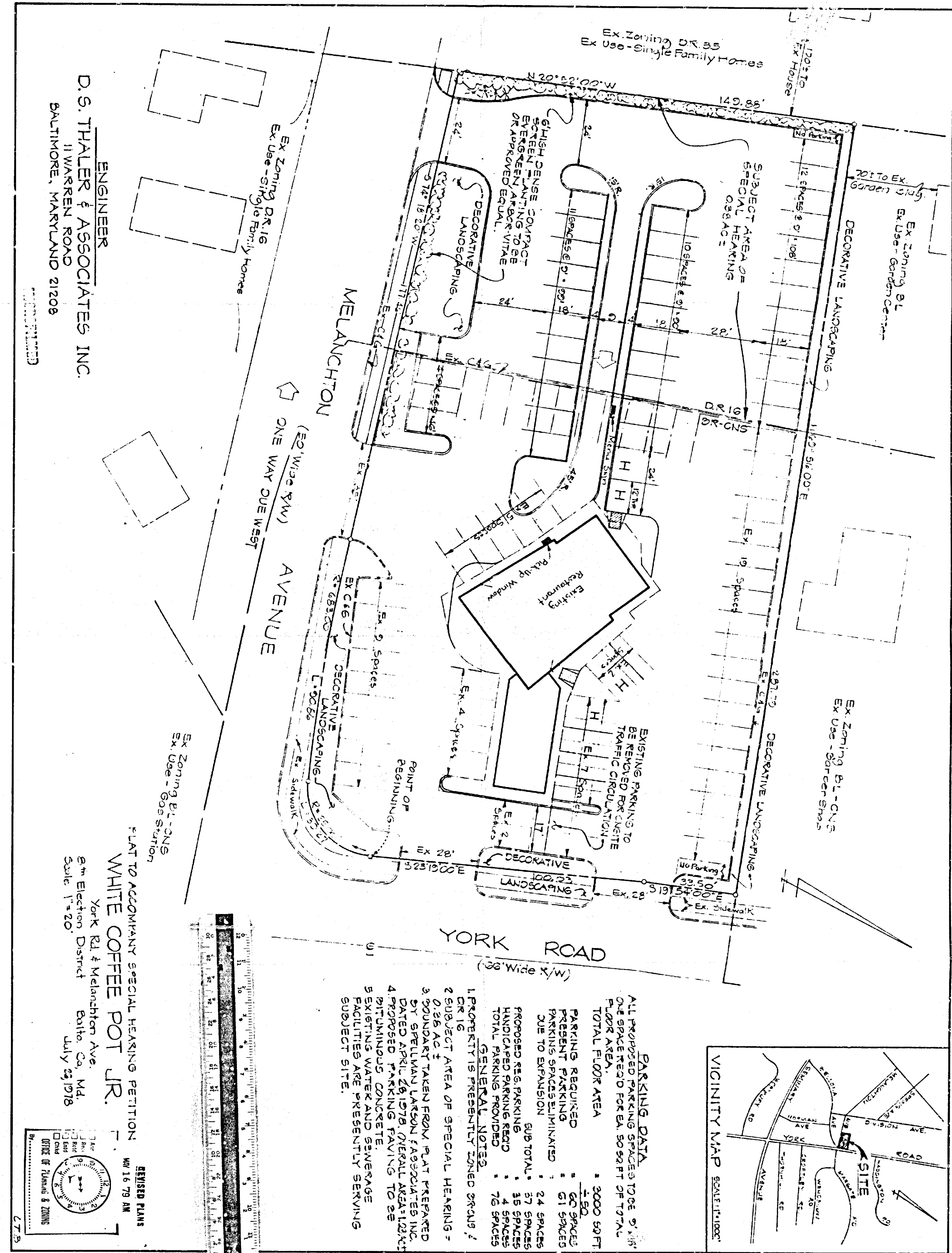
cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208

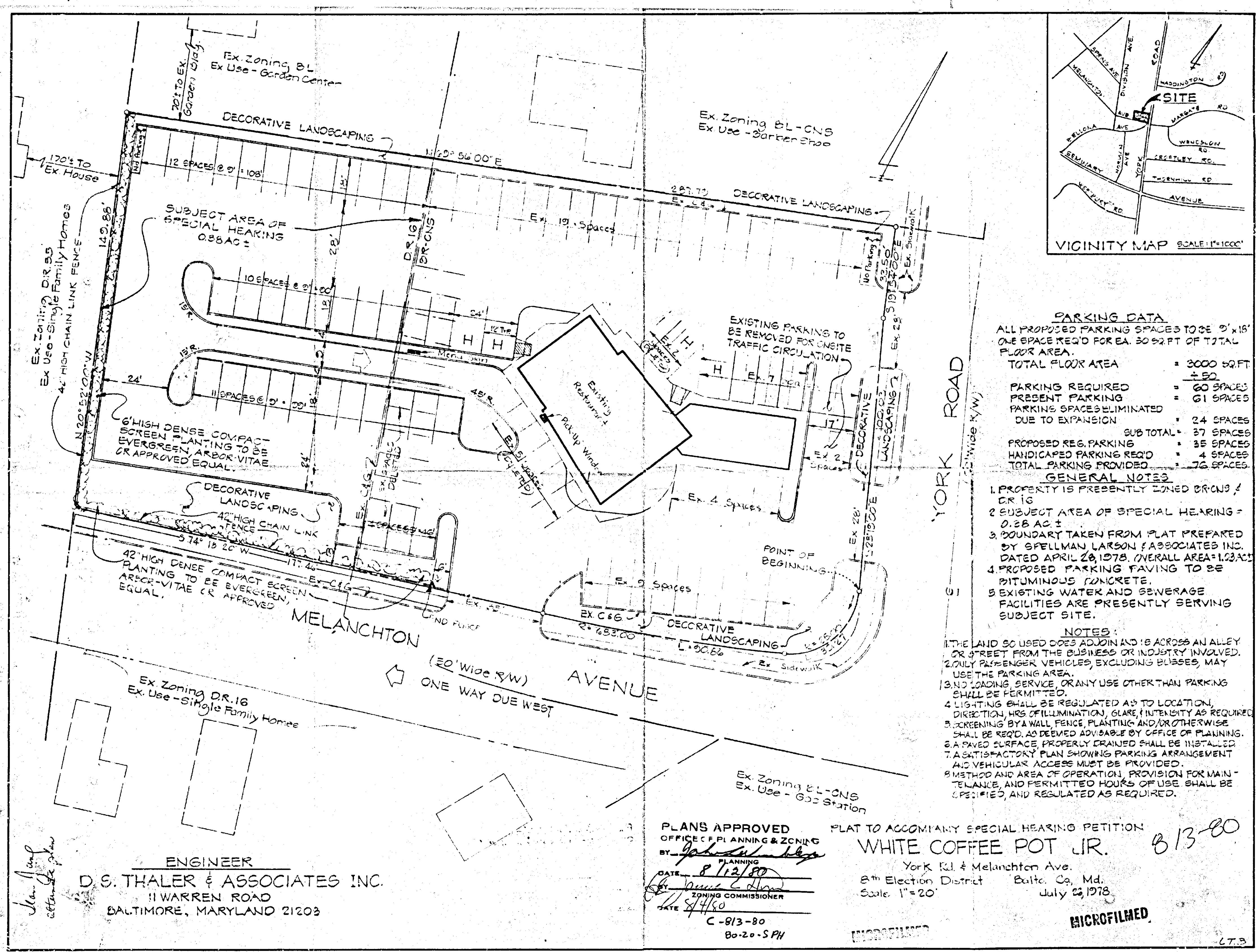
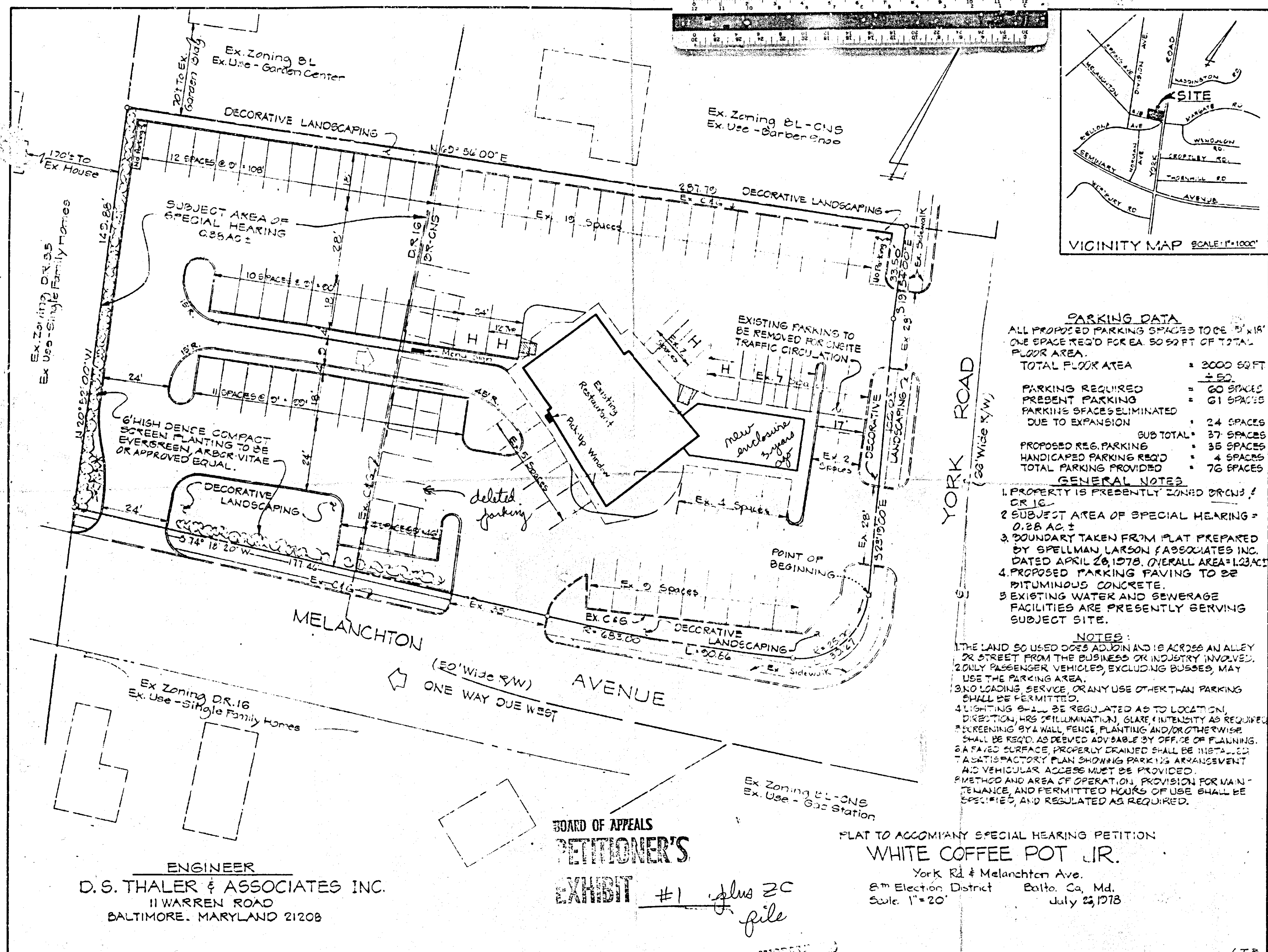
Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

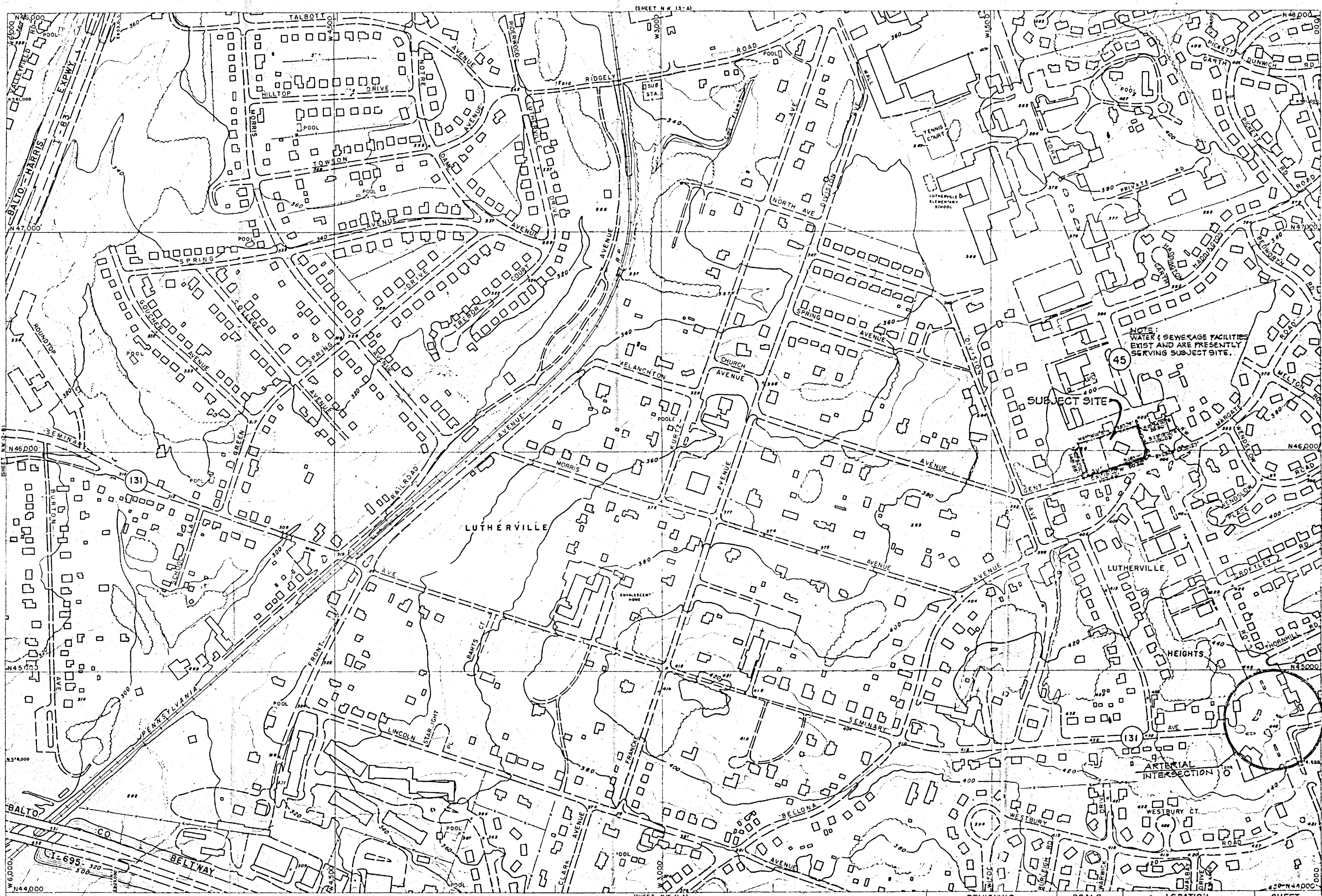
William E. Hammond
Zoning Commissioner

Petitioner Margaret S. Sheeler, et al

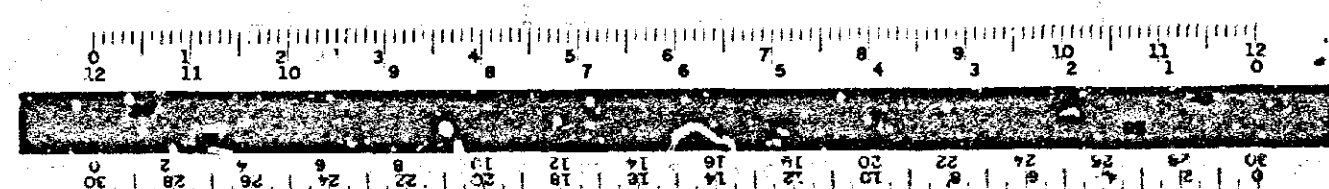
Petitioner's Attorney Ginsberg, Esq. Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee





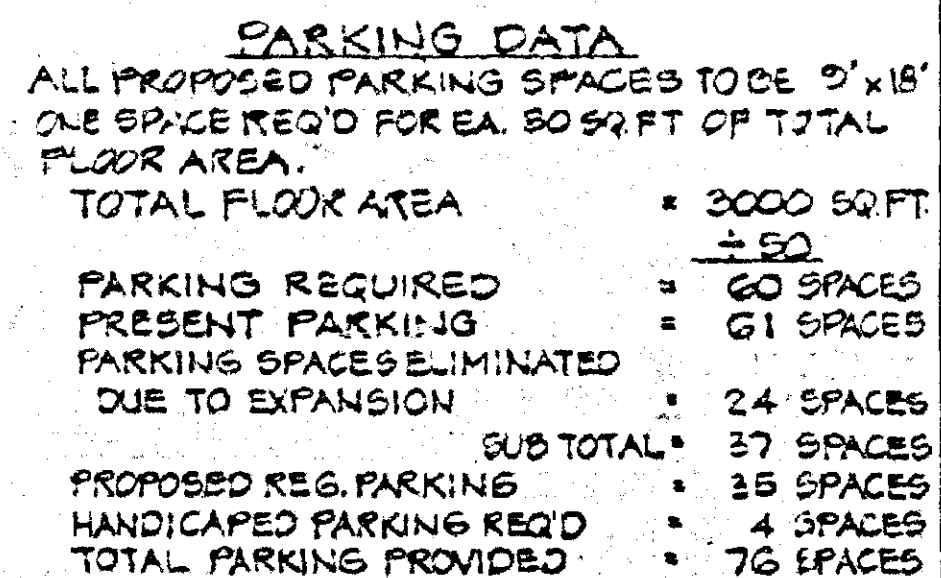


S - SE R - SW



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY DATE M.F.C. 4-1-70	1" = 200'	WHITE COFFEE POT JR. 8TH EL. DIST. BALTO. CO. MD. SCALE 1" = 200' - JULY 26, 1978 LUTHERVILLE	N.W.
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA		DATE OF PHOTOGRAPHY APRIL 1953		12-A



GENERAL NOTES

1. PROPERTY IS PRESENTLY ZONED ORND, 1 OR 16
2. SUBJECT AREA OF SPECIAL HEARING = 0.28 AC. ±
3. BOUNDARY TAKEN FROM PLAT PREPARED BY SPELLMAN LARSON & ASSOCIATES INC. DATED APRIL 28, 1978. OVERALL AREA = 1.02 AC. ±
4. PROPOSED PARKING PAVING TO BE BITUMINOUS CONCRETE.
5. EXISTING WATER AND SEWERAGE FACILITIES ARE PRESENTLY SERVING SUBJECT SITE.

NOTES :

1. THE LAND SO USED DOES ADJOIN AND IS ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRY INVOLVED.
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
3. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HRS OF ILLUMINATION, GLARE, INTENSITY AS REQUIRED.
5. SCREENING BY A WALL FENCE, PLANTING AND/OR OTHERWISE SHALL BE REQ'D. AS DEEMED ADVISABLE BY OFFICE OF PLANNING.
6. A PAVED SURFACE, PROPERLY DRAINED SHALL BE INSTALLED.
7. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
8. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED.

PLAT TO ACCOMPANY SPECIAL HEARING PETITION

WHITE COFFEE POT JR.

York Rd. & Melancton Ave.

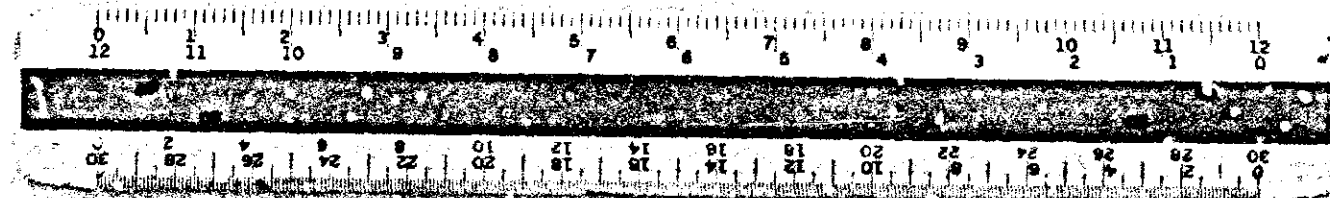
8th Election District Balto. Co., Md.
Scale: 1" = 20' July 22, 1978

Det. 24 #1

ENGINEER

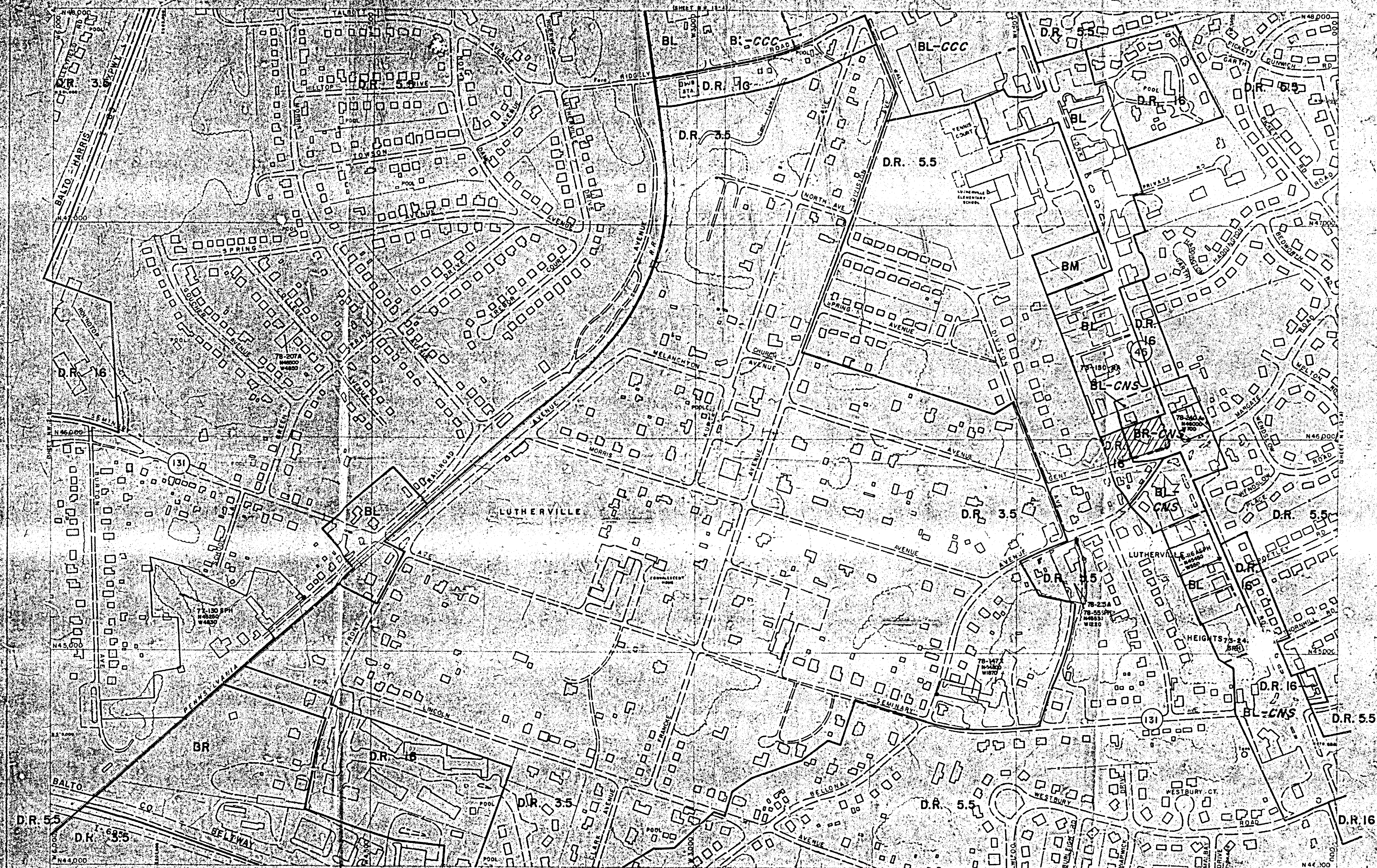
D. S. THALER & ASSOCIATES INC.

11 WARREN ROAD
BALTIMORE, MARYLAND 21208.



RECORDED

673



S - SE R - SW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 104-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHURCHMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
Planimetric	MAPS, INC.	4-11-70	1" = 200'	LUTHERVILLE	N.W.
			DATE OF PHOTOGRAPHY		
			APRIL 1953		12-A
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA					

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margaret S. Sheeler, et al., of the property situate in Baltimore County and which is described in the description a-1 plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business or industrial parking in a residential zone under Section 409.4 of the zoning regulations of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
Legal Owner: _____
Address: _____
Petitioner's Attorney: _____
Address: _____

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 2

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 189
Margaret S. Sheeler, et al -
Petitioners
Special Hearing Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Special Hearing is necessitated by your clients' proposal to provide additional parking to the rear of the existing White Coffee Pot, Jr. which is located at the intersection of York Road and Melancton Avenue in the 8th Election District. Because the revised site plan incorporates the comments of the Department of Traffic Engineering, this petition has been scheduled for a hearing date. However, if the petition is granted and at the time of application for the necessary building permits, all notes indicated in Section 409.4 of the Baltimore County Zoning Regulations must be stated in the affirmative on the submitted site plans.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 189
Page 2
July 12, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mr

Enclosures

cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208

ORDER RECEIVED FOR FILING

88-20-57H

MARGARET S. SHEELER, et al
111 W. Chesapeake Ave.
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
N/W cor. York Rd. & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow offstreet parking in a residential zone (IDCA 79-7SP)
Acres: 1.03 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is the subject of Project IDCA 79-7SP.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melancton and Bellona Avenues, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways respectively, on 50-foot rights-of-way in this vicinity.

This complex Bellona-Melancton-York Road intersection is being studied for possible modification, by the Baltimore County Department of Traffic Engineering and the Highway Design and Approval Section of the Baltimore County Bureau of Engineering.

Any highway right-of-way widening and reversible easements for slopes as may be necessary will be required in connection with any grading or building permit application or further development of this property.

The construction and/or reconstruction of concrete sidewalks, curbs and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
Page 2
April 18, 1979

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Bellona Avenue. There are public 12 and 30-inch water mains and 8-inch sanitary sewerage in York Road.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ENM:PWR:SS

cc: J. Trenner
C. R. Moore
J. Wimbley
J. Somers

S-SE Key Sheet
46 & 47 NW 1 Pos. Sheets
NW 12 A Topo
60 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road and Melancton Ave.
Existing Zoning: B.R.-C.N.S. and D.R.16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The revised site plan appears to be acceptable to this office.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 189 - 22C - March 20, 1979
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

The requested Special Exception for parking in a residential area is not expected to cause any traffic problems.

Attached plan shows recommended changes to site plan.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that the site plan indicates compliance with the requirements of Section 409.4 of the Baltimore County Zoning Regulations and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of said Regulation, the Special Hearing to permit business or industrial parking in a residential zone should be granted.

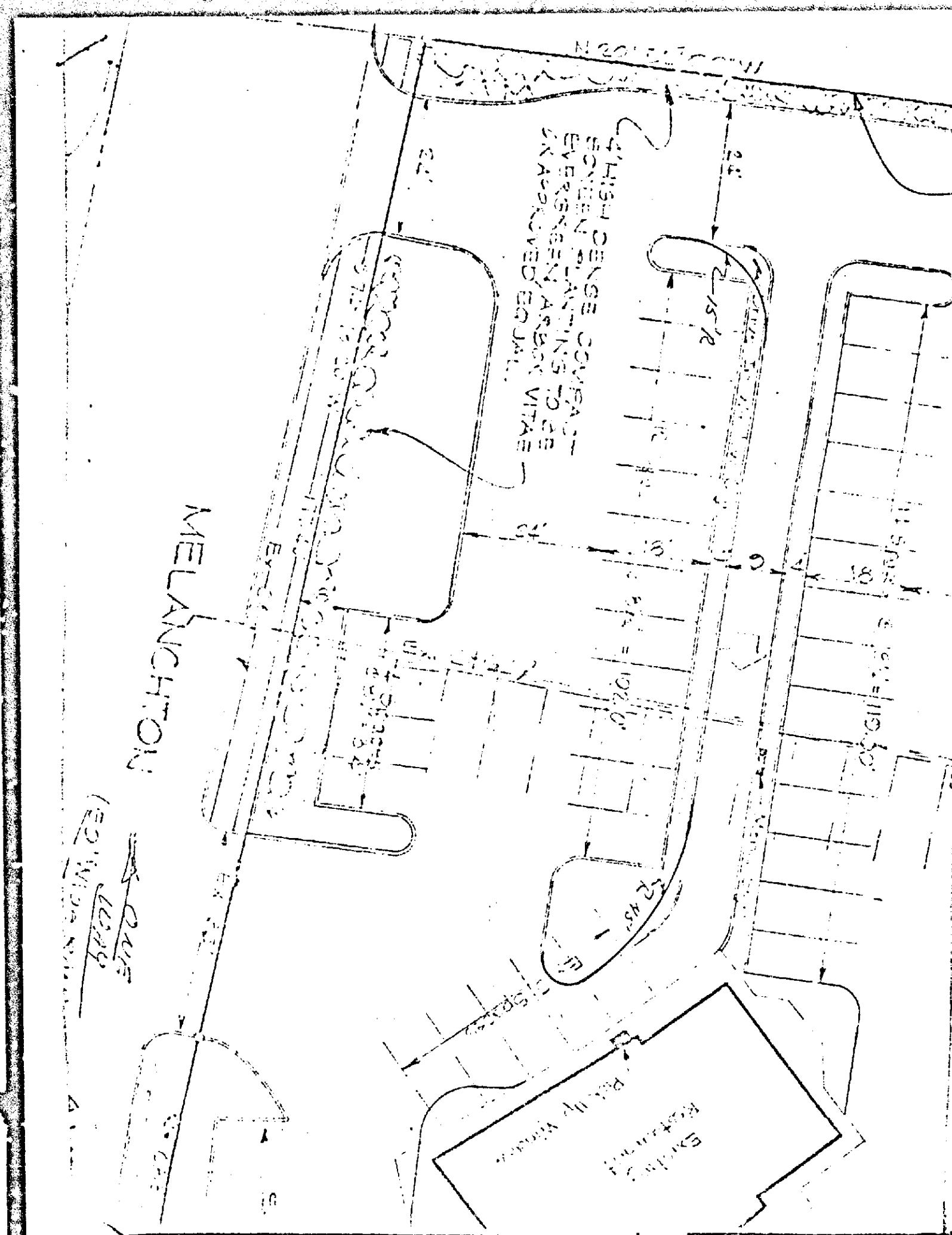
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1979, that the herein Petition for Special Hearing to permit business or industrial parking in a residential zone should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Continued compliance with Section 409.4.
2. Parking of passenger vehicles only, as limited in Section 409.4, by patrons of White Coffee Pot, Jr.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

March 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 189
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road (Rte. 45) & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

The proposed parking lot addition and "drive-in" window should have no adverse effect on the State highway.

CL:JEM:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

May 7, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #189, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Rd. & Melancton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

The existing restaurant is presently served by metropolitan water and sewer.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

John J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JEP/1th

cc: J. A. Butcher

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Margaret S. Sheeler, et al

Location: NW/C York Rd. & Melancton Ave.

Item No. 189 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

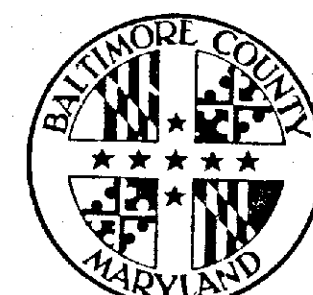
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Section Date: 3/29/79
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 189
Margaret S. Sheeler, et al -
Petitioners
Special Hearing Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Special Hearing is necessitated by your clients' proposal to provide additional parking to the rear of the existing White Coffee Pot, Jr. which is located at the intersection of York Road and Melancton Avenue in the 8th Election District. Because the revised site plan incorporates the comments of the Department of Traffic Engineering, this petition has been scheduled for a hearing date. However, if the petition is granted and at the time of application for the necessary building permits, all notes indicated in Section 409.4 of the Baltimore County Zoning Regulations must be stated in the affirmative on the submitted site plans.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 189
Page 2
July 12, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Maryland 21208



THORNTON M. MOURING, P.E.
DIRECTOR

April 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
N/W cor. York Rd. & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow offstreet parking in a residential zone (IDCA 79-7SP)
Acres: 1.03 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is the subject of Project IDCA 79-7SP.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melanchton and Bellona Avenues, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways respectively, on 50-foot rights-of-way in this vicinity.

This complex Bellona-Melanchton-Margate-York Road intersection is being studied for possible modification, by the Baltimore County Department of Traffic Engineering and the Highway Design and Approval Section of the Baltimore County Bureau of Engineering.

Any highway right-of-way widening and reversible easements for slopes as may be necessary will be required in connection with any grading or building permit application or further development of this property.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #189 (1978-1979)
Property Owner: Margaret S. Sheeler, et al
Page 2
April 18, 1979

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Bellona Avenue. There are public 12 and 30-inch water mains and 8-inch sanitary sewerage in York Road.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
C. R. Moore
J. Wimbley
J. Somers

S-SE Key Sheet
46 & 47 NW 1 Pos. Sheets
NW 12 A Topo
60 Tax Map



LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

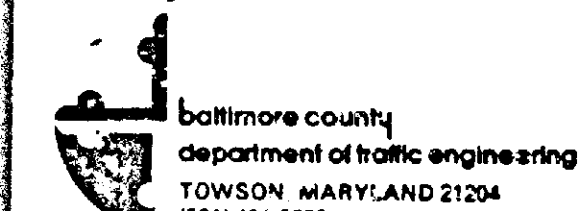
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road and Melanchton Ave.
Existing Zoning: B.R.-C.N.S. and D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The revised site plan appears to be acceptable to this office.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 189 - ZAC - March 20, 1979
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

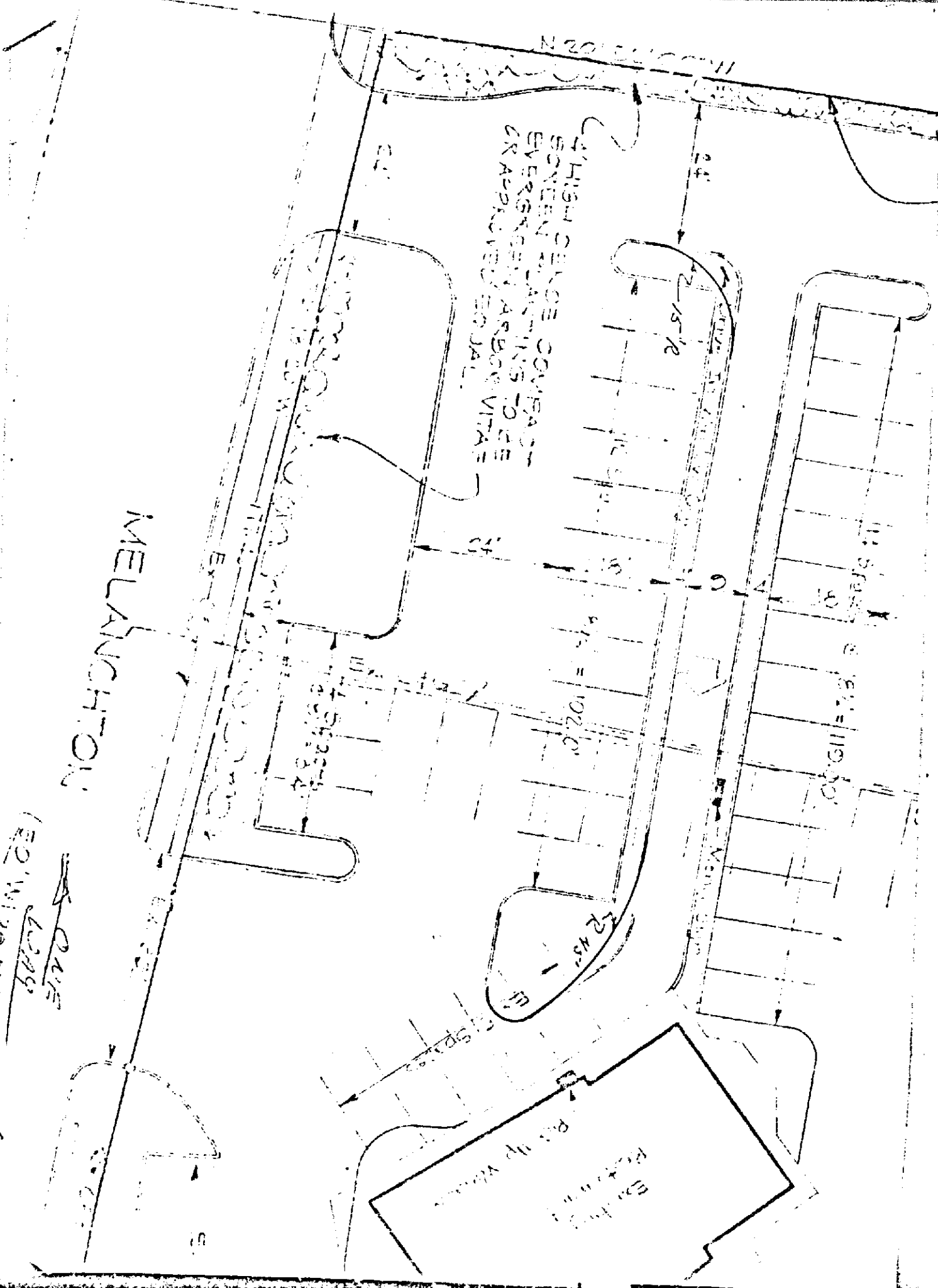
The requested Special Exception for parking in a residential area is not expected to cause any traffic problems.

Attached plan shows recommended changes to site plan.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



James J. O'Donnell
Secretary
M. S. Coltrider
Administrator

March 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 20, 1979
Item: 189
Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Road (Rte. 45) & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)

Acres: 1.03
District: 8th

Dear Mr. DiNenna:

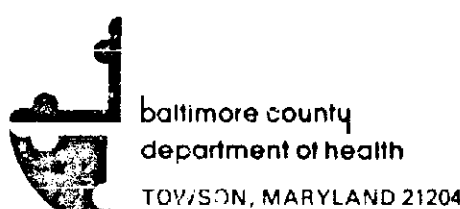
The proposed parking lot addition and "drive-in" window should have no adverse effect on the State highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:dj



DONALD J. ROP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 7, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #189, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: NW/C York Rd. & Melanchton Ave.
Existing Zoning: B.R.-C.N.S. & D.R. 16
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-7-SP)
Acres: 1.03
District: 8th

The existing restaurant is presently served by metropolitan water and sewer.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/fth

cc: J. A. Butcher



Paul H. Heinke
CHIEF

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Margaret S. Sheeler, et al

Location: NW/C York Rd. & Melanchton Ave.

Item No. 189 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 2. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *James M. McConnell*
Planning Section Fire Prevention Bureau
Special Inspection Division

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTZARSIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 23, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
March 20, 1979

ITEM # 187 Standard comments - Permit required etc.
ITEM # 188 See attached comments.
ITEM # 189 Standard comments - Permit required etc.
ITEM # 190 See comments
ITEM # 191 See comments
ITEM # 192 See comments
ITEM # 193 No plans - see attached comment.
ITEM # 194 See comments

Charles E. Sumner
Ted Burnham, Chief
Plans Review

TBirrj

494-3180

County Court of Appeals
Room 219, Court House
Towson, Maryland 21204

Feb. 1, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108.

CASE NO. 80-20-SPH

MARGARET S. SHEELER, et al

Re: Business or industrial parking in a residential zone.

NW corner of York Rd. and Melancthon Ave

8th District

8/16/79-ZC Granted the parking with restrictions

ASSIGNED FOR:

cc: Lawrence K. Ginsberg, Esq.

WEDNESDAY, MARCH 19, 1980, at 9 a.m.

Attorney for petitioners

Margaret S. Sheeler, et al

Petitioner

Gordon A. Saunders

Protestant

John W. Hession, III, Esq.

People's Counsel

J. E. Dyer

Zoning

William Hammond

"

Chairman of the Bd. of Appeals
June Holmen, Secretary

SDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

SDCA NO. 77-1 SP

MAR 12 1980

I, OR WE, Margaret S. Sheeler, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON A 200 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PERMITTING & ZONING

Heating IN A D.T. 15 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

Off-Street Parking

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.03 AC. + DEED REF.

GRADING % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR X AREA

NUMBER OF FLOORS TOTAL HEIGHT

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA =

BUILDING USE

GROUND FLOOR OTHER FLOORS

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR OTHER FLOORS TOTAL

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 13,700 S.F. (0.31 AC.)

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 340)

UTILITIES

WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WHITE COFFEE POT FAMILY INNS, INC.

By: *Alan E. [Signature]*

APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 137 SOUTH MARVICK AVENUE

Baltimore, Maryland 21221

ADDRESS 8 MARVICK ROAD

Lutherville, Maryland 21093

LEGAL OWNER

THE PLANNING BOARD HAS DETERMINED ON 5-17-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-61(f) OF THE BALTIMORE COUNTY CODE.

Signed: *John B. [Signature]*

DATE 5-18-79

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

SDCA FORM NO. 2 REVISED 8-12-77

Office of Planning & Zoning

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of York Rd. and : OF BALTIMORE COUNTY
Melancthon Ave., 8th District
MARGARET S. SHEELER, et al, : Case No. 80-20-SPH
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1d of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, Cardin & Weinstein, P. A., 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of York Rd. and : OF BALTIMORE COUNTY
Melancthon Ave., 8th District
MARGARET SHEELER, et al, Petitioners : Case No. 80-20-SPH (Item 189)

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of August 14, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1979, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners; and Mr. Gordon A. Saunders, 1513 Norman Avenue, Lutherville, Maryland 21093, Protestant.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL HEARING : IN THE
ZONING CASE # 80-20 : CIRCUIT COURT
JEAN D. STORCK & PETITIONERS : FOR
JOHN B. STORCK : BALTIMORE COUNTY
12/32
7/82

ORDER FOR APPEAL

MR. CLERK:

PLEASE NOTE AN APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY FROM THE ORDER OF THE ZONING BOARD OF APPEALS FOR BALTIMORE COUNTY, UNDER DATE OF MAY 14TH 1980.

John D. Storck
John B. Storck

I HEREBY CERTIFY THAT ON THIS 14TH DAY OF JUNE 1980, A COPY OF THE AFOREGOING ORDER FOR APPEAL WAS HAND DELIVERED TO THE COUNTY BOARD OF APPEALS ROOM 219, COURTHOUSE, TOWSON, MD. IN PERSON TO MRS. HUGHAN.

1980 JUN 13 PM 3:33

CLERK, BALTIMORE COUNTY

John B. Storck

RE: PETITION FOR SPECIAL HEARING : IN THE
ZONING CASE # 80-20 : CIRCUIT COURT
JEAN D. STORCK & PETITIONERS : FOR
JOHN B. STORCK : BALTIMORE COUNTY
12/32
7/82

ORDER FOR APPEAL

MR. CLERK:

PLEASE NOTE AN APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY FROM THE ORDER OF THE ZONING BOARD OF APPEALS FOR BALTIMORE COUNTY, UNDER DATE OF MAY 14TH 1980.

John D. Storck
John B. Storck

I HEREBY CERTIFY THAT ON THIS 14TH DAY OF JUNE 1980, A COPY OF THE AFOREGOING ORDER FOR APPEAL WAS HAND DELIVERED TO THE COUNTY BOARD OF APPEALS ROOM 219, COURTHOUSE, TOWSON, MD. IN PERSON TO MRS. HUGHAN.

I spoke to Mr. John Storck today to ask him whether he was a petitioner or protestant. He advised me that he was dropping the order for appeal to C. Ct. as he found out from his lawyer he could give no further testimony in C. Ct. So I told him to send letter with copy to us to C. Ct. advising them of this. He said he would.

JH

John B. Storck